

STAFF
CITY HALL



City Administration Report

WARREN ESCOVY

JAN 26

BLANCO CITY COUNCIL

Water plant

- Operational
- Ready to look at options
- Looking at a blending

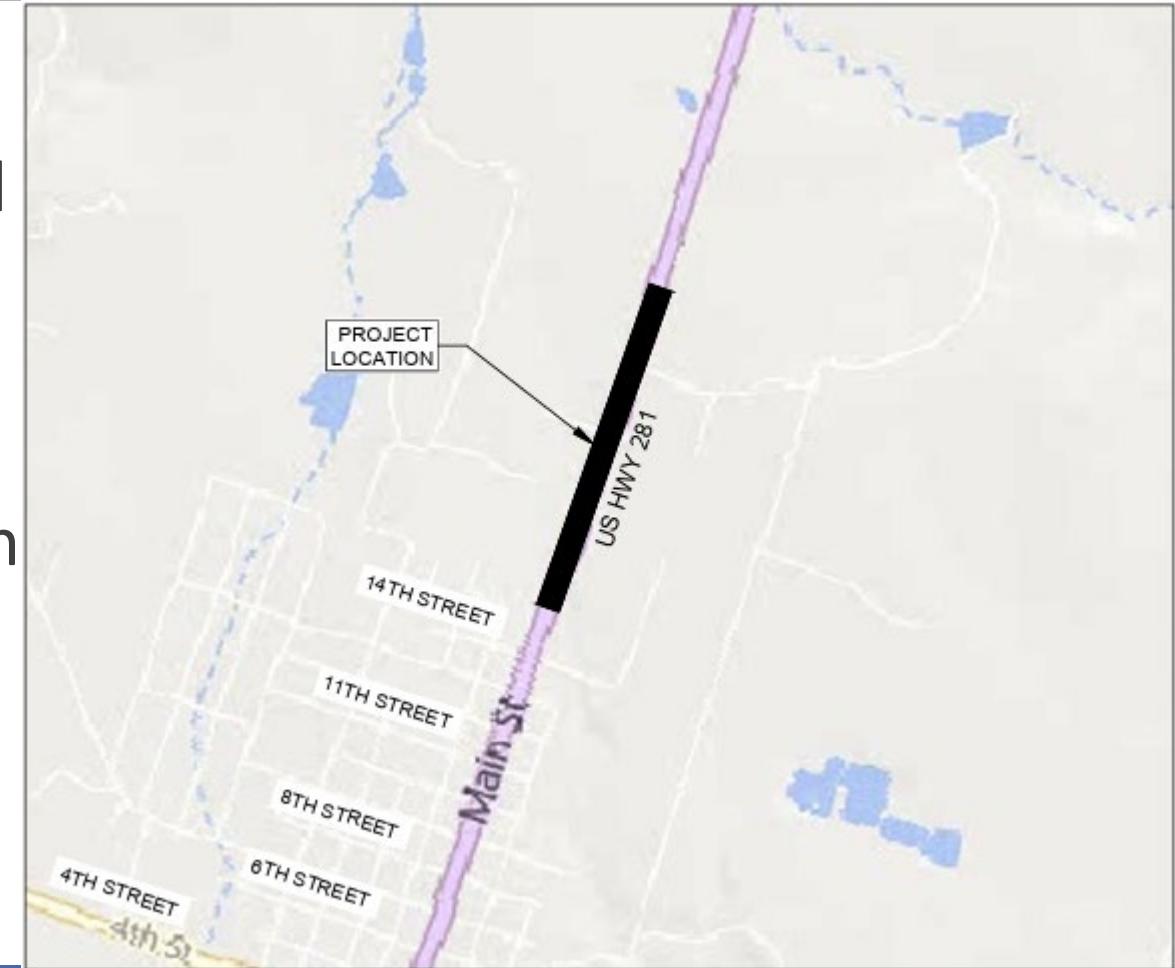
Approval from TCEQ

- All info has been submitted to TCEQ
- April 1st starting date?



Sewer line update

- 100% plans
- Neighbors Market CLOMR submittal
- Plans are at TXDOT and TCEQ
- bid opening Jan 15th
- Council to approve qualifying BID on Jan 27 special meeting
- Completion date May



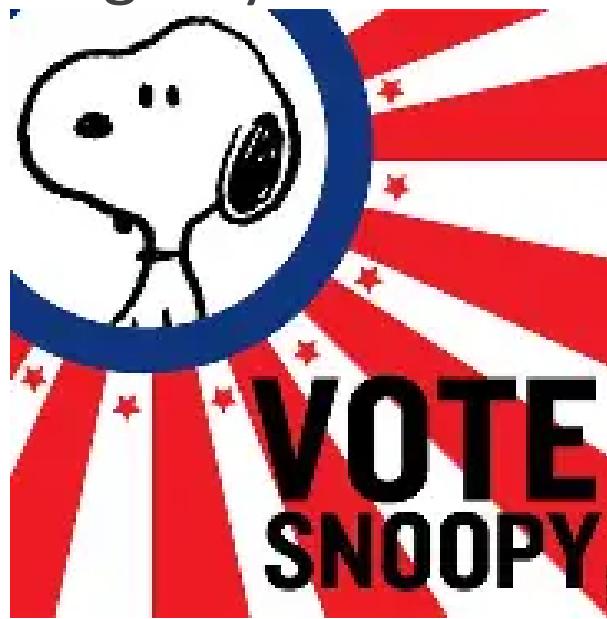
Blanco Comprehensive Plan Update

- \$300,000 Resilient Communities grant
- Public engagement
- Meeting next month



Candidate filing deadlines

- opens on 1-14-26
- Closes on 2-13-26
- Blanco County running City election. Will review that on 1-27



\$200,000 alternative transportation plan grant

2025 Transportation Alternatives Call for Projects Detailed Application (DA) Instructions for NON-INFRASTRUCTURE Project Categories

- \$160,000 grant with \$40,000 match
- Creation of a plan: trails, side walks, surveys, etc
- Met with Wheels and Feet Group
- Need to meet with Joe Muck and TXDOT to get started
- Met with TXDOT on project management

Special Council meeting Jan 27

- Utility rate increase workshop
- Council meeting afterward



Thank you

WARREN ESCOVY

DECEMBER 26

BLANCO CITY COUNCIL

STAFF FINANCE

**STAFF
POLICE
DEPARTMENT**



City of Blanco Police Department

Chief's Monthly Report

December 2025

Jerry Thornhill,
Chief of Police

Disclosure

Many data collection sources were utilized to compile the presented information to include Record Management System reporting and administrative logs. In our continued effort to report accurate and transparent numbers, the department discloses that the RMS system is continuously updated, and reports run at various times, sometimes producing different results. Care should be taken when comparing this monthly report to other data reports as different data collection methods and data sources may be used. The data provided is for informational use only.



BLANCO POLICE DEPARTMENT

Jerry Thornhill, B.A.S.
Chief of Police

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Blanco, Texas 78606

Office: (830) 833-4375
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Chief's Monthly Report — December 2025

Department News

The Blanco Police Department is proud to welcome our newest full-time police officer, Eric Aguilar, who has been assigned to the Patrol Division. Officer Aguilar is beginning his law enforcement career with us, and we are confident he will become a valued member of our department as he grows professionally, expands his knowledge, and serves our community with dedication and integrity. We invite our community to join us in extending a warm welcome as he begins this exciting new chapter.

We are also pleased to share that the department is in the process of onboarding two new Reserve Court Bailiffs who will assist Officer Nance in providing safety and security for the Blanco Municipal Court. Their addition will further strengthen our commitment to maintaining a safe and orderly court environment.

In addition, the Blanco Police Department is eagerly awaiting the completion of two new patrol units currently being outfitted with equipment and newly designed graphics. We look forward to placing these vehicles into service and believe their updated design will help foster a stronger sense of pride, visibility, and connection within our community.

Community Events & Involvement

The Blanco Police Department is pleased to report that this year's Lighted Christmas Parade held on December 20th was extremely successful, only experiencing a few minor bumps along the way. While the Blanco Christmas Market which was held on the square earlier that same day drew people from various cities and surrounding areas.

Administrative Operations

○ **Chief Activities**

The Chief has attended several interlocal agency meeting over the past month and is currently working with VC3 to oversee the critical repairs to the police departments IT system and communications infrastructure.

○ **Records Requests**

The Police Department received and fulfilled a total of 15 records requests in December 2025.

Department Statistics

Patrol Operations

Total Calls for Service	Dec. 2025	+/- Previous Month
-In city	384	4.34% Increase
-Out of city	1	66.6% Decrease
Agency Assist	0	100.0% Decrease

It is important to note these statistics represent reported Calls for Service and not verified offenses or incidents

Traffic Stops	Dec. 2025	+/- Previous Month
Total Vehicles Stopped	179	6.6% Increase
Resulting Citations	42	35.4% Increase
Resulting Warnings	134	38.8% Decrease
Arrests	Dec. 2025	+/- Previous Month
On view	3	25.0% Decrease
Warrants	1	50% Decrease
Motor Vehicle Collisions	4	33.3% Increase

Fleet Updates

Fleet IN COMMISSION	3	
Fleet IN REPAIR	2	201 & 211
Fleet OUT OF COMMISSION	2 (New Units)	251 & 252 (Upfitting)

Criminal Investigations Division

Number of Reports Taken	Total	+/- Previous Month
-resulting in offense report	8	14.2% Increase
-resulting in informational/other report	20	9.0% Decrease
Offenses Filed		
-felony	1	No Increase / Decrease
-misdemeanor	2	33.3% Decrease

Detailed Statistics

Total Traffic Stops: 179

Total Violations: 232

Traffic Violations by Type	Resulting in Citation	Resulting in Warning
Moving Violation	39	134
Non-Traffic Violation	2	3
School Zone Violation	1	1

**Some traffic stops resulted in multiple citations/warnings if the officer addressed more than one violation.*

Arrests Made by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Adult	2	1	1	7	4	3	2	1	5	7	6	4
Juvenile	0	0	0	0	0	0	0	0	0	0	1	0
Total	2	1	1	7	4	3	2	1	5	7	7	4

Calls for Service by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	258	249	238	398	486	577	593	662	558	687	368	384

Offenses by Month

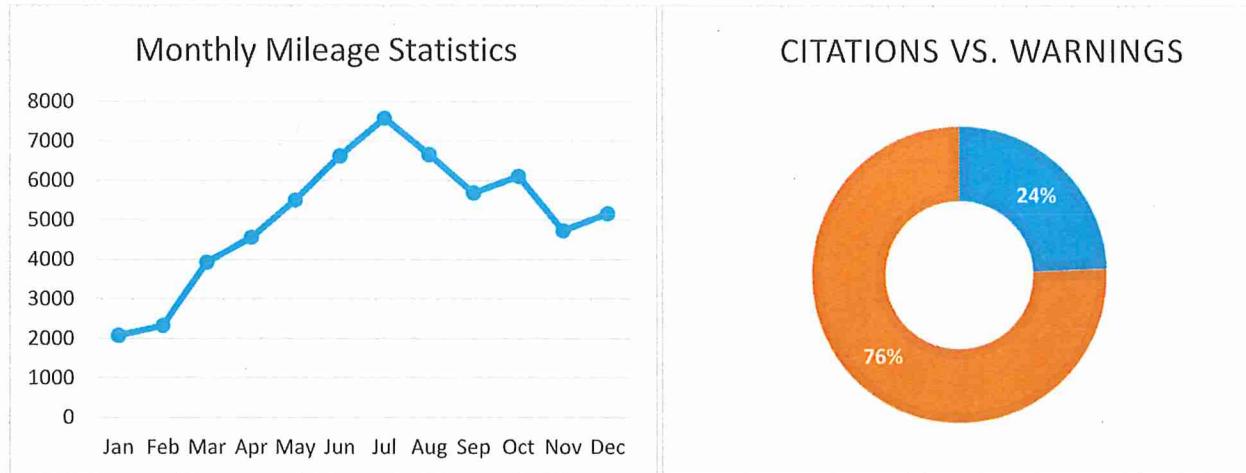
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	4	4	7	14	9	8	9	8	20	15	7	8

Motor Vehicle Collisions by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	6	6	2	7	2	5	4	5	6	3	3	4

Miles Patrolled by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	2079	2326	3925	4561	5505	6624	7580	6652	5688	6105	4733	5164



Monthly Report of Incident by Incident Type

Call Type	No. of Calls
Unclassified	7
911 Accidental Dial	1
911 Hang Up	2
Abandoned Vehicle	1
Alarm - Business	8
Animal Bite	1
Animal Complaint	12
Assault	1
Assist Public	6
Burglary	2
Business Check	3
Civil	1
Commissioners Court	1
Close Patrols	37
Disturbance - Physical	1
Disturbance - Verbal	2
Electrical Hazard	1
Fireworks	2
Follow Up	8
Found Property	1
Fraud	1
Funeral Escort	1
Harassment	3
Illegal Burn	1
Informational	6
Loose Livestock	1
Lost Property	1
Medical - Unknown	1
Motorist Assist	6
Mva - Injury	2
Mva - Non Injury	8
Noise Complaint	3
Reckless Driver	15
Shots Fired	2
Special Assignment	2
Standby	1
Stolen Property	1
Suicidal Person	1
Suspicious Circumstance	6
Suspicious Person	8
Suspicious Vehicle	10
Traffic Hazard	3
Traffic Stop	192
Trespass	1
Vegetation Fire	1

Warrant Service	1
TOTAL:	384

**Note, numbers reflect the incident type the call was dispatched as, not necessarily what the incident type and/or offense was determined to be. Additionally, some incidents required multiple incident codes and can be listed under many categories.*

Summary

In closing, December 2025 demonstrated continued progress and disciplined operations within the Blanco Police Department. The addition of a new full-time patrol officer and the advancement of onboarding Reserve Court Bailiffs strengthened both frontline patrol capabilities and Municipal Court security. Community engagement remained a priority, as evidenced by the safe and successful execution of the Lighted Christmas Parade and Christmas Market. On the administrative front, focused efforts were directed toward interagency coordination and the resolution of critical IT and communications infrastructure issues, while public information and records requests were handled promptly and in accordance with established requirements.

From an operational standpoint, patrol activity reflected a measured increase in calls for service and traffic enforcement actions, underscoring the department's proactive approach to public safety. Arrests, reported offenses, and motor vehicle collisions remained within manageable levels and consistent with broader annual trends. Fleet readiness continued to receive focused attention as new patrol units progress toward deployment and existing vehicles undergo necessary maintenance, ensuring operational reliability.

Departmental data further reflects sustained officer presence and consistent enforcement activity throughout the community. The majority of calls for service occurred within city limits, with traffic enforcement efforts remaining deliberate and safety focused. While minor fluctuations were observed in arrests and reported offenses, these changes are consistent with seasonal patterns and reflect deliberate, enforcement-based decision-making rather than reactive measures. A modest increase in motor vehicle collisions reinforces the department's continued emphasis on traffic safety and public awareness.

As the department closes out the year, cumulative statistics from 2025 highlight the steady workload managed by patrol officers, including miles patrolled, incident response, and calls for service. These indicators demonstrate the department's commitment to professionalism, accountability, and the most effective service delivery. Moving forward, the Blanco Police Department remains firmly focused on officer development, equipment and fleet readiness, infrastructure improvements, and maintaining strong, trust-based relationships with the community it serves.

In compliance with Texas state law, the Blanco Police Department's 2025 Annual Racial Profiling Report, as required to be submitted annually to the Texas Commission on Law Enforcement (TCOLE), is included with this report for review. This report outlines required traffic stop data and related information collected throughout the year. Its inclusion ensures transparency, accountability, and compliance with state reporting requirements for City Council consideration.

Texas Racial Profiling SB1187 Dashboard

Blanco, TX PD

January 1, 2025 - December 31, 2025

Type of Stop: TRAFFIC

Stop Result: All

Officer: All

Officer Troop or Unit:

Officer Agency: All

01 Total Traffic Stops

2,567

02 Location of Stop

CITY STREET	55.75%	1,431
COUNTY ROAD	0.66%	17
STATE HIGHWAY	2.10%	54
US HIGHWAY	41.49%	1,065
Grand Total	100.00%	2,567

03 Was Race Known Prior to Stop

NO	99.65%	2,558
YES	0.35%	9
Grand Total	100.00%	2,567

04 Race or Ethnicity

ALASKA NATIVE/AMERICAN INDIAN	0.93%	24
ASIAN/PACIFIC ISLANDER	1.13%	29
BLACK	6.31%	162
HISPANIC/LATINO	24.23%	622
WHITE	67.39%	1,730
Grand Total	100.00%	2,567

05 Gender

FEMALE	ALASKA NATIVE/AMERICAN INDIAN	0.61%	5
	ASIAN/PACIFIC ISLANDER	1.10%	9
	BLACK	5.88%	48
	HISPANIC/LATINO	19.00%	155
	WHITE	73.41%	599
	Total	100.00%	816
MALE	ALASKA NATIVE/AMERICAN INDIAN	1.09%	19
	ASIAN/PACIFIC ISLANDER	1.14%	20
	BLACK	6.51%	114
	HISPANIC/LATINO	26.67%	467
	WHITE	64.59%	1,131
	Total	100.00%	1,751
Grand Total		100.00%	2,567

06 Reason for Stop

MOVING TRAFFIC VIOLATION	ALASKA NATIVE/AMERICAN INDIAN	0.89%	8
	ASIAN/PACIFIC ISLANDER	1.00%	9
	BLACK	4.21%	38
	HISPANIC/LATINO	22.17%	200
	WHITE	71.73%	647
	Total	100.00%	902
PRE EXISTING KNOWLEDGE	WHITE	100.00%	2
	Total	100.00%	2
VEHICLE TRAFFIC VIOLATION	ASIAN/PACIFIC ISLANDER	0.61%	4
	BLACK	10.93%	72
	HISPANIC/LATINO	26.56%	175
	WHITE	61.91%	408
	Total	100.00%	659
VIOLATION OF LAW	ALASKA NATIVE/AMERICAN INDIAN	1.59%	16
	ASIAN/PACIFIC ISLANDER	1.59%	16
	BLACK	5.18%	52
	HISPANIC/LATINO	24.60%	247
	WHITE	67.03%	673
	Total	100.00%	1,004
Grand Total		100.00%	2,567

07 Was a Search Conducted

NO	ALASKA NATIVE/AMERICAN INDIAN	0.95%	24
	ASIAN/PACIFIC ISLANDER	1.15%	29
	BLACK	6.27%	158
	HISPANIC/LATINO	24.43%	616
	WHITE	67.20%	1,694
	Total	100.00%	2,521
YES	BLACK	8.70%	4
	HISPANIC/LATINO	13.04%	6
	WHITE	78.26%	36
	Total	100.00%	46
Grand Total			100.00%
			2,567

08 Reason for Search

CONSENT	HISPANIC/LATINO	30.00%	3
	WHITE	70.00%	7
	Total	100.00%	10
INCIDENT TO ARREST	BLACK	20.00%	1
	WHITE	80.00%	4
	Total	100.00%	5
INVENTORY	WHITE	100.00%	2
	Total	100.00%	2
PROBABLE CAUSE	BLACK	10.34%	3
	HISPANIC/LATINO	10.34%	3
	WHITE	79.31%	23
	Total	100.00%	29
Grand Total			100.00%
			46

09 Was Contraband Discovered

YES	BLACK	Finding Resulted in Arrest - No	6.67%	2
		Total	6.67%	2
		Finding Resulted in Arrest - No	10.00%	3
	HISPANIC/LATINO	Total	10.00%	3
		Finding Resulted in Arrest - Yes	6.67%	2
		Finding Resulted in Arrest - No	76.67%	23
	WHITE	Total	83.33%	25
			100.00%	30
		Total	12.50%	2
NO	BLACK	Total	12.50%	2
			18.75%	3
		Total	18.75%	3
	HISPANIC/LATINO		68.75%	11
		Total	68.75%	11
			100.00%	16
	WHITE	Total	100.00%	16
			100.00%	46
		Total	100.00%	46
Grand Total				

10 Description of Contraband

ALCOHOL	WHITE	100.00%	3
		100.00%	3
	Total	7.41%	2
DRUGS	HISPANIC/LATINO	11.11%	3
		81.48%	22
		Total	100.00%
STOLEN PROPERTY	WHITE	100.00%	1
		Total	100.00%
	Total	100.00%	31
Grand Total			

11 Result of Stop

CITATION	ALASKA NATIVE/AMERICAN INDIAN	1.20%	8
	ASIAN/PACIFIC ISLANDER	1.94%	13
	BLACK	4.93%	33
	HISPANIC/LATINO	30.34%	203
	WHITE	61.58%	412
	Total	100.00%	669
CITATION AND ARREST	WHITE	100.00%	1
	Total	100.00%	1
WRITTEN WARNING	ALASKA NATIVE/AMERICAN INDIAN	0.85%	6
	ASIAN/PACIFIC ISLANDER	0.85%	6
	BLACK	6.78%	48
	HISPANIC/LATINO	22.15%	154
	WHITE	69.37%	469
	Total	100.00%	1,887
WRITTEN WARNING AND ARREST	BLACK	10.00%	1
	HISPANIC/LATINO	10.00%	1
	WHITE	80.00%	8
	Total	100.00%	10
Grand Total		100.00%	2,567

12 Arrest Based On

OUTSTANDING WARRANT	BLACK	20.00%	1
	HISPANIC/LATINO	20.00%	1
	WHITE	60.00%	3
	Total	100.00%	5
VIOLATION OF PENAL CODE	WHITE	100.00%	5
	Total	100.00%	5
VIOLATION OF TRAFFIC LAW	WHITE	100.00%	1
	Total	100.00%	1
Grand Total		100.00%	11

13 Was Physical Force Used

NO USE OF FORCE	ALASKA NATIVE/AMERICAN INDIAN	0.94%	24
	ASIAN/PACIFIC ISLANDER	1.13%	29
	BLACK	6.28%	161
	HISPANIC/LATINO	24.25%	622
	WHITE	67.41%	1,729
	Total	100.00%	2,565
USE OF FORCE - BODILY INJURY TO BOTH	BLACK	100.00%	1
	Total	100.00%	1
USE OF FORCE - BODILY INJURY TO SUS	WHITE	100.00%	1
	Total	100.00%	1
Grand Total		100.00%	2,567

INFRAMARK

DANNY MALDONADO

CONSENT AGENDA

ITEM #1

**REGULAR MEETING
OF THE GOVERNING BODY OF
THE CITY OF BLANCO**

**Meeting Minutes
December 9, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on December 9, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:00 pm by Mayor Candy Cargill, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by City Secretary, Callie Ann Alex. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore and Council Members Mack-McClung, Threlkild, Behrends, and Moses.

City staff present: Warren Escovy, City Administrator; Jose Martinez, Finance Director; Jerry Thornhill, Police Chief; and Callie Ann Alex, City Secretary.

Mayor Cargill made the following announcements:

- The Burn Ban has been extended and is still in effect.
- The Artisan Market at Real Ale is the weekend of the 13-14th of December.
- Wreaths Across America starts December 13th.
- A declaration of the season. She expressed the importance of faith, family, and values as a community, while encouraging citizens to enjoy the Spirit of Christmas.

Public comments

Elissa Barker spoke against the rezoning of 172 San Saba to Commercial. She stated that it should remain R5 as a buffer to keep a separation between homes. Additionally, the portion of land that is R3 should remain R3, and she is not in favor of it being a parking lot next to her house. She mentioned that if it were to be built upon then she proposed a development district.

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator announced the following items: The water plant is operational; however, the City is waiting to start in order to solidify a blending plan first. The timeline for the sewer line on the Northside of town is projected for late February, and early March. The City is seeking to host a public engagement session considering Blanco's Comprehensive Master Plan this month. Council Member Mack McClung added to this presentation by discussing the ongoing survey, including the drawing and extension, allowing for maximum insight from the community. Warren Escovy updated on the \$200,000 Alternative Transportation Plan funds, stating meetings are being held with Blanco Wheels and Feet, as well as TxDOT.
2. City Hall, Jose Martinez, Finance Director, shared revenues and expenditures are relatively in line with the budget, particularly in respects to building and electrical permits. He stated he intends to reclass GIS funding from Professional Services to its own GIS category. The Police Department is within the budget; overtime budget is higher than average, but it is to be expected since the Department is without 2 officers. There are some necessary adjustments to be made with some salaries and payroll to ensure they are sourced from the correct fund; a need to move select individuals from the Enterprise to the General Fund. The website has been updated with all financial forms, and the City is currently beginning its Audit Process. Though the Audit is to be completed by March 28th 2026, the City should be completed by early February 2026.

3. Police Department, Chief Thornhill- October Monthly Report- Chief Thornhill updated on the 2 new vehicles which are still getting outfitted for service and took the opportunity to thank City Council and Staff. The Department now has 1 additional unit in the shop due to a mechanical issue. Chief Thornhill announced that they have 1 officer inbound, as well as detailed the events that the Police Department has provided support for, including the Christmas Lights Parade. Overall, the crime rate is down; arrests and cases remain steady.
4. Inframark, Danny Maldonado- No official report was available since the Inframark report is not produced until the 10-15th of each month. Mr. Maldonado did report a higher occurrence of significantly larger leaks, and that the team is working to trim trees. Inframark has engaged with the Fire Chief to identify fire hydrants that need repair or replacement. He spoke on the document requirements of TCEQ for blending permit for the water plant, and there have been no compliance issues in the field awaiting the laboratory report.

Consent Agenda: *The following items may be acted upon in one motion.* No separate discussion or action is necessary unless requested by the Mayor or a Councilmember, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the November 18th, 2025 Special Meeting
2. Approval of Minutes from the December 4th, 2025 Special Meeting

A motion was made by Mayor Pro Tem Dennis Moore, Jr. to approve both consent agenda items, contingent on a correction of “8’ sidewalk” to “4’ sidewalk” on Consent Agenda Item 2, Old Business Item 1. Seconded by Council Member Threlkill. All in favor and motion carried unanimously.

NEW BUSINESS: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Possible Action on Food Distribution Box by Maggie Goodman and Wendy Barber. **Maggie Goodman, Blanco Democratic Party Chair, introduced herself and Vice Chair, Wendy Barber. She introduced their new program titled “Common Ground” as an initiative to build unity amidst diversity and to support the community as a whole. Their first project design is an outside food pantry, modeled off the successful micro pantry in Johnson City. It would be located in the park near the already present Little Library in Bindseil Park. Council Member Ryan Moses inquired about the necessity for a Certificate of Appropriateness, but it was determined that it would not be necessary if located in the park. Council Member Threlkill moved to approve the Food Distribution Box conditioned on the consent from Keep Blanco Beautiful. Mayor Pro Tem Dennis Moore Jr. seconded the motion. All in favor and motion carried unanimously.**
2. Consideration, Discussion and Take Possible action to authorize City Engineer to bid out the US 281 North Sewer Extension project. **Mr. Escovy introduced the project and detailed the location of the sewer extension to start at 15th street and run about 2400 ft North. SPI Engineer, John Schmeling, spoke on the subject and direction to obtain 2 separate bids, one for an 8” line and one for a 10” line. Council Member Mack McClung moved to bid out the US 281 North Sewer Extension project for both 8” and 10” line options. Council Member Behrends seconded the motion. 4 in favor with Mayor Pro Tem Dennis Moore abstained. Motion Passed 4 to 1.**
3. Consideration and Discussion and Take Possible Action for an ordinance to install a fee for disannexation and removal of a property from the ETJ. **Warren Escovy explained the change in the state law allows individual property owners to disannex. Each one comes with a cost to the City. Each disannexation could cost the City over \$1000 in staff and attorney fees; motivation in the ordinance is cost recovery. Differences were discussed between disannexation and the removal of a property from the City’s Extraterritorial Jurisdiction. Council Member Mack McClung moved to approve ordinance 2025-O-008 to install a fee structure for disannexation in the amount of \$1000, and for removal of a property from the ETJ in the amount of \$250. Council Member Threlkill seconded the motion. All in favor and motion carried unanimously.**

OLD BUSINESS: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Possible Action on Approval of REZONING property located at 172 San Saba Ct Blanco, Texas 78606 (Blanco Station Blk 01 Lot 01 & 02), Blanco, Texas from R-5 to C-1 Zone (Property Owner: Cory Pavlica, CPGC Services, LLC). **Warren Escovy gave a summary on the Planning**

and Zoning suggestion to recommend rezone 172 San Saba to Commercial (C5) with conditions. He also shared a zoning report from a third party, Brandon Melland; the report recommended zoning at R5 with a Planned Development District (PDD). Mary Bledsoe, Lead Designer for the San Saba property project, gave a detailed site plan summary. Cory Pavlica, property owner, spoke on how he wants the property to be a place in the community to bring family and friends. Council Members interacted with residents located near the property on their complaints and the reassurances that could be achieved with the different zoning options. Mayor Pro Tem Dennis Moore moved to deny the rezoning of the property located at 172 San Saba Ct to C5 and directed staff to advise applicant to timely produce a PDD and resubmit to Council. Council Member Mack McClung seconded. 4 in favor with Council Member Behrends, Jr abstained. Motion Passed 4 to 1.

2. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Esther's Haus at 303 Chandler St. (PITTSBURG , BLK 34 , LOT PT OF, ACRES 1.283), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel). **Warren Escovy expressed that there are current Short Term Rentals (STRs) on the same block. There is the noted fact that this STR has already been operational for over a year. Current recommendation is 10% for nonowner occupied STRs within a City block.** Council Member Threlkill moved to send new Short-Term Rental, Esther's Haus at 303 Chandler St to Planning and Zoning Commission for further consideration. Mayor Pro Tem Dennis Moore seconded the motion. All in favor and motion carried unanimously.

Closed Regular meeting at 8:33 pm and convened into Executive Session.

Executive Session in accordance with Texas Government Code: in accordance with the authority contained in the Texas Government Code, Sections 551.071, 551.072, and 551.074.

1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract, Award and Notice to Proceed.
2. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding Pending Legal Matters.

Closed executive session at 9:13 pm and convened into regular meeting

Adjournment:

A motion was made by Council Member Mack McClung to adjourn the meeting, seconded by Council Member Behrends Jr, all in favor.

The meeting was adjourned at 9:14 pm.

Candy Cargill, Mayor

ATTEST:

Callie Ann Alex
City Secretary

These minutes were approved on the _____ day of _____, 2025.

NEW BUSINESS

ITEM #1



City of Blanco

P.O. Box 750 Blanco, Texas 78606
Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 1-13-26

DESCRIPTION: Discussion and possible action for City of develop a plan with PEC to bury underground powerlines within the Historic District and to review a proposed agreement with PEC to develop such a plan.

ANALYSIS:

The downtown district provides the Citizens of the Blanco and visitors with an area that is the hub of the community that has a park, City Hall, Chamber of commerce and a variety of restaurants and stores. It is an area of commerce recreation and community. The City of Blanco, Streetscape committee, Blanco Historic Preservation and other groups have worked together to upgrade, preserve, and improve the Historic downtown area.

Interested volunteers have asked the City to consider a concept plan to "bury" overhead power lines, phone lines, and other cable lines below the ground. The first step in considering even a concept is to get a price of what it would cost to bury all of the overhead lines, remove the poles, and other equipment for aesthetic purposes.

PEC has provided the City with an agreement to do an engineering plan to design the powerline project. The agreement requires a payment of \$40,000 for PEC to do the design work for the plan (not the actual work). **Blanco Streetscape would like the City to accept the "Standard Utility Agreement" with PEC and then they would fund raise to pay the \$40,000 fee.** The City is NOT paying the \$40,000 fee.

Here are the questions the City would need to consider as part of approving the Utility Agreement with PEC.

1. Does the City Council WANT the overhead lines put in the ground; what is the priority of such an action
2. If question number 1 is answered as a yes what are the City's priorities in helping this project along once the numbers for the powerline project are revealed? There may be outside donors to make this project a reality but this will take up Staff and Council's time which is one of the issues.



RECOMMENDATION: Review information, listen to resident concerns and make a decision on whether Council wants to enter into an agreement with PEC on the design of the powerline project.

STANDARD UTILITY AGREEMENT

City: City of Blanco, Texas

Street and/or Highway: 3rd Street, 4th Street, Pecan Street

From: Around the Historic Square

This Standard Utility Agreement (the "Agreement") by and between the City of Blanco, a Texas municipal corporation ("City"), and **Pedernales Electric Cooperative, Inc.**, a Texas electric cooperative corporation ("Utility"), (collectively the "Parties" and each individually a "Party"), acting by and through its duly authorized representative, shall be effective on the date of approval and execution by and on behalf of City.

WHEREAS, City has deemed it necessary to make certain improvements around the Blanco Historic square as designated by the City (the "City Project");

WHEREAS, City will obtain approval from any State or local authority if required prior to commencement of the City Project to the extent it affects Blanco County or State highway;

WHEREAS, the City Project will necessitate the adjustment, removal, and/or relocation of certain distribution facilities of Utility as indicated in the following Statement of Work ("Utility Work");

Utility Work:

- The Utility Work shall include the engineering and design and material acquisition for construction, relocation and/or the conversion of overhead facilities to underground facilities up to the designated point of interconnection and from Utility's overhead facilities around the Blanco Historic square.

WHEREAS, City, upon receipt of documentation, acknowledges Utility's interest in certain lands and/or facilities that entitle it to reimbursement for the adjustment, removal, and relocation of certain of its facilities located upon the lands as indicated in the Utility Work above; and

WHEREAS, the City Project will also necessitate the following Statement of Work to be performed by the City ("City Work");

City Work

- City and/or its contractor(s) will be responsible for all preparation of utility relocation area to include final grade, surveying, and all civil installation which shall include trenching, backfill, conduit duct banks, enclosure and/or transformer pads, vaults, and any other necessary appurtenances according to Utility's specifications and Tariff and Business Rules.
- City and/or its contractor(s) will also be responsible for the construction; relocation and/or the conversion of overhead services to underground up to the designated point of interconnection
- City and/or its contractor(s) will also be responsible for reinstallation of street lighting if necessary that is to be removed from Utility's overhead facilities.

NOW, THEREFORE, BE IT AGREED BY THE PARTIES:

City will pay to Utility the eligible reimbursable costs incurred to adjust, remove, and/or relocate Utility's facilities required for the construction of the City Project.

All conduct under this Agreement will be in accordance with all applicable local, state, and federal laws, rules and regulations. Utility shall supply, upon request by the City, proof of compliance with the aforementioned laws, rules and regulations prior to the commencement of construction.

Upon approval from City for each phase as described herein, Utility will undertake the Utility Work and accumulate actual direct and related indirect costs in accordance with an established accounting procedure developed by Utility.

Upon execution of this Agreement by both Parties, the City will, by written notice authorize the Utility to perform such work diligently by phases ("Phase Order"). A phase of Work shall not proceed until the City has executed the Standard Utility Agreement Phase Order form for the particular phase of Utility Work and until payment for a phase is received by Utility. Utility requires payment for each phase in the amount described in a Phase Order before any Utility Work will proceed. To the extent that City has not paid costs for a phase, the Utility will not be required to commence the phase of Utility Work.

- Phase 1: Preliminary Engineering Design
- Phase 2: Detailed Engineering Design (at 60% of the design plan phase provided by City).
- Phase 3: PEC Ordering of Materials
- Phase 4: Construction.

To determine the possible likely costs and design for undergrounding of the Utility's facilities for the City Project, the Utility needs to conduct Phase 1 preliminary engineering design. By execution of Phase 1 Phase Order and payment for such Phase, City delivers its notice to proceed to Utility for the portion of the Utility Work described by such Phase Order.

Utility's plans, specifications and estimated costs for the Utility Work will be estimated after completion of Phase 1 and Phase 2. Any costs presented on Attachment "A" are estimated and are subject to change; actual costs will be presented to the City for reimbursement as described herein and notwithstanding any City approval of an amount in a Phase Order, City acknowledges that the City remains liable for actual costs for Utility Work. To implement any recommendations from Phase 1 or Phase 2 design phases requires payment of the estimated costs of materials and construction and other related costs, granting of easements for relocation and any other access rights that may be required to perform the Utility Work as further described in each Phase Order.

In addition to compensation for the phases described in each Phase Order, City will make a final payment, to bring the total percentage paid to Utility up to one hundred percent (100%) cost of eligible reimbursable costs no later than forty-five (45) days after receipt of an invoice from Utility. Such invoice will include all actual costs incurred by Utility after completion of the Utility Work. Intermediate payments shall not be construed as final payment for any items included in the intermediate payment.

Utility will advise City upon completion of Phase 1 and 2 of material availability, including delays for acquisition of materials. Upon completion of Phase Order No. 2, City may begin City Work and engage its contractor for necessary civil construction work for underground facilities. Upon completion of City Work by City and final inspection of City Work by Utility, City will issue Phase Order No. 3 for Utility to order specified equipment and materials with longer lead times and reimburse Utility. Certain materials received will be stored at PEC secured yard or designated area for construction. City will issue Phase Order No. 4 to coordinate with PEC for installation of wiring and equipment for relocation from existing overhead facilities to underground facilities.

Any reference in a Phase Order to an estimated completion date is subject to Utility's Tariff and Business Rules and may be subject to labor and material availability and Force Majeure.

Further, the completion date shall be extended for delays caused by events outside Utility's control, including an event of "Force Majeure," which shall include but is not limited to a labor strike, war or act of war (whether an actual declaration of war is made or not), insurrection, riot, act of public enemy, accident, fire, weather events, flood or other act of God, sabotage, or other events, interference by City or any third party with Utility's ability to proceed with the relocation, or any other event in which Utility has exercised all due care in the prevention thereof so that the causes or other events are beyond the control and without the fault or gross negligence of Utility.

City to Obtain Easements in Certain Instances. City acknowledges that the City Project affects the location of existing electric utility facilities of the Utility. City agrees to acquire at its own expense all necessary easements required by Utility for the relocation of Utility facilities originally located in an easement obtained by Utility prior to City Project when Utility standards require or the existing Utility easement does not permit the Utility Work. Attachment "B", Required Easement Acquisition reflects easements required by the City Project and to be acquired by the City. The City may acquire easements for Utility by eminent domain, if necessary, to provide Utility an alternate easement to its existing Utility easement. Utility will not be required to exercise any powers of eminent domain in response to the City Project. The form of the easement to be used by City is attached hereto as Attachment "G". Any alternate easements acquired by the City

for Utility will be assigned by City to Utility prior to commencement of the Utility Work. To the extent that Utility has not received easements for any section/phase prior to construction of that section/phase, Utility shall not proceed with relocation/construction of that section/phase for the City Project.

Unless an item below is stricken or revised and initialed by City and Utility, this Agreement in its entirety consists of this Agreement as well as the following:

1. Estimated Costs - (Attachment "A")
 - a. Design Estimated Costs (Attachment "A1");
 - b. Material Estimated Costs (Attachment "A2") – TO BE DETERMINED UPON COMPLETION OF PHASE 1 AND PHASE 2
 - c. Construction Estimated Costs (Attachment "A3"); –TO BE DETERMINED UPON COMPLETION OF PHASE 1 AND PHASE 2
2. Required Easement Acquisition (Attachment "B");
3. Utility's Schedule of Work and Estimated Date of Completion (Attachment "C"); – TO BE DETERMINED UPON COMPLETION OF PHASE 1 AND PHASE 2
4. Reserved (Attachment "D");
5. Reserved (Attachment "E");
6. Proof of Property Interest (Attachment "F"); and
7. Utility Form of Easement (Attachment "G");
8. Phase Order(s) (Attachment "H");

In the event that any substantial change from the Utility Work contained in this Agreement is required that affects Utility's costs, including any mobilization or remobilization costs incurred due to City's delay, Utility will present City with a written change order to be approved by City and Utility. City acknowledges that any changes to the City Project may impact Utility's Utility Work, utility location requirements, materials acquisition, engineering and design, and schedule. Therefore, any additional costs for Utility's Utility Work incurred as a result of the changes to the City Project will be added to the costs for the Utility Work as estimated herein. In addition, detailed engineering or surveying has not been completed as of the date of this Agreement. City agrees and acknowledges that the Utility Work and the cost estimates associated with this Agreement in Attachment "A" and any Phase Order herein may be amended once final engineering and surveying is complete.

This Agreement is subject to cancellation by City at any time prior to the date that City issues a Phase Order to Utility for the Utility Work under this Agreement. City may cancel this Agreement after it has issued a Phase Order but agrees that it will reimburse Utility for all costs incurred related to the performance for each Phase of Work issued under this Agreement.

The City auditor may conduct an audit or investigation of any entity receiving funds from City directly under this Agreement or indirectly through a subcontract under this Agreement.

Additional Provisions.

1. Ownership. City acknowledges and agrees that any electrical facilities installed under this Agreement shall be owned and controlled solely by Utility. City acknowledges and agrees that easements obtained for the relocated distribution and transmission facilities will be owned and controlled solely by Utility.
2. Confidentiality. Utility is subject to an Open Records Policy adopted by its Board of Directors and a Designation of Competitive Matters adopted by its Board of Directors. Any information shared by City or Utility deemed to be confidential or proprietary by either Party should be clearly noted. Utility may withhold public access to such records or applicable portions thereof, when it is or contains information, including pricing information, that, if released, would give advantage to a Utility Competitor (as defined in the Utility's Designation of Competitive Matters Policy) or bidder; trade secrets obtained from a person and privileged or confidential by statute or judicial decision; commercial or financial information for which disclosure would cause competitive harm to the person from whom the information was obtained; contract drafts, term-sheets, letters of intent, and other contract materials related to the items listed above or otherwise subject to another exception under the Open Records Policy. If a third-party requests access to City information marked CONFIDENTIAL pursuant to Utility's Open Records Policy, then Utility shall inform the City. Notwithstanding anything to the contrary herein, Utility may disclose information marked confidential to those employees, officers, directors, attorneys or

consultants who: (a) have a substantive need to know such information; and (b) have been advised of the confidential and proprietary nature of such information.

The City is a Texas governmental entity subject to the Texas Public Information Act (PIA). The Parties acknowledge and agree that the City's compliance with the PIA with respect to release of information to a requester shall not be considered a violation of this Agreement; provided, however, the City reviews and assesses any applicable exception to disclosure from the PIA for Utility's confidential information and if City determines the information is excepted from disclosure under the PIA, then both the request and information at issue must be reviewed by the Attorney General's Open Records Division.

3. **No Third-Party Beneficiaries: No Joint Venture.** Nothing in this Agreement, whether expressed or implied, creates any third-party rights in any person. This Agreement does not in any way, and shall not be construed to, create a principal/agent or joint venture relationship between the parties hereto and under no circumstances shall Utility or City be considered as or represent itself to be an agent of the other.
4. **Entire Agreement.** This Agreement, including attachments, represents and contains the entire agreement and understanding between the Parties with respect to the subject matter herein and supersedes any and all prior or contemporaneous oral and/or written agreements and understandings. All amendments, supplements, and modifications to this Agreement must be in writing and signed by the Parties.
5. **Governing Law.** THIS AGREEMENT WILL BE GOVERNED BY AND INTERPRETED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, WITHOUT REGARD TO THE CONFLICT OF LAWS PROVISIONS THEREOF WHICH WOULD REFER A PARTY TO THE LAWS OF ANOTHER JURISDICTION.
6. **Execution.** This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. Execution of this Agreement by an electronic form of signature that is an exact copy of the original signature shall be deemed to be, and shall have the same effect as, execution by original signature, and an electronic form counterpart of this Agreement signed by the Parties hereto shall be sufficient to bind all such Parties. No presumption shall operate in favor or against either Party as a result of any responsibility or role that either Party may have had in the drafting of this agreement.
7. **Survival.** The provisions of this Agreement which are intended to extend beyond its termination, including without limitation, the confidentiality, liability and payment provisions, and the provisions applicable to the enforcement of those provisions and/or the enforcement of rights and obligations incurred hereunder which are not fully discharged prior to the termination of this Agreement, shall survive termination to the extent necessary to effect the intent of the Parties and/or enforce such rights and obligations.
8. **Default.** In the event of any material violation of the terms of the Agreement, the non-defaulting Party shall deliver a notice to the defaulting Party to correct, at the defaulting party's sole cost, such items within twenty (20) business days of receipt. To the extent, the default is not cured, the non-defaulting party may take such actions at equity or in law as may be available including termination of the Agreement. All remedies shall be cumulative.
9. **Waiver.** No waiver by either Party of any default(s) by the other Party in the performance of any provision, condition or requirement of this Agreement shall operate or be construed as a waiver of any future default(s), whether of a like or different character, nor in any manner release the defaulting Party from performance of any other provision, condition or requirement herein.
10. **Severability.** If any provision of this Agreement is declared null and void or voidable by a court of competent jurisdiction, such declaration shall in no way affect the validity or effectiveness of the other provisions of this Agreement, which shall remain in full force and effect, and the Parties shall thereafter use their commercially reasonable efforts to agree upon an equitable adjustment to the provisions of this Agreement with a view to effecting its purpose.
11. **No Assignment.** This Agreement may not be assigned (in whole or in part) by either Party without the prior

written consent of the other Party, which may not be unreasonably withheld, conditioned, or delayed.

By execution of this Agreement, Utility does not waive any of the rights which Utility may have within the limits of the law.

It is expressly understood that each of the Utility and the City conducts the Utility Work or the City Work, respectively, at its own risk as to other facilities present, and that neither Party makes any warranties or representations regarding the existence or location of utilities currently within any right of way.

The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the Party represented.

[Remainder of Page Intentionally Left Blank]

PEDERNALES ELECTRIC
COOPERATIVE, INC.

CITY OF BLANCO, TEXAS

By: _____

Name: _____

Date: _____

By: _____

Name: _____

Date: _____

Attachment A- Estimated Costs

Attachment A1
Design Estimated Cost*

Pedernales Electric Cooperative, Inc. (Utility) - Preliminary Design Estimate	\$40,000
Total Cost	\$40,000
100% Due	\$40,000

[TO BE DELIVERED AFTER 60% Design Complete]

[ENGINEERING DESIGN COSTS]	\$XXX
Total Cost	
90% Due	\$XXX

* City acknowledges and agrees that engineering, design costs are preliminary and estimated and for budgeting purposes only and were developed from preliminary City Project documents. City acknowledges that the actual costs may be higher than the estimated costs, and City remains liable for actual costs. Actual costs will be presented to City for reimbursement in accordance with the terms herein.

Attachment A2
Material Estimated Costs *

[To be completed upon 100% design documents for City Project]

Pedernales Electric Cooperative, Inc. (Utility)	\$XXX
Total Cost	\$XXX
90% Due	\$XXX

* City acknowledges and agrees that material acquisition costs are preliminary and estimated and for budgeting purposes only. City acknowledges that the actual costs may be higher than the estimated costs and City remains liable for actual costs. Actual costs will be presented to City for reimbursement in accordance with the terms herein.

Attachment A3
Construction Estimated Costs *

[To be completed upon 100% design documents for City Project]

Pedernales Electric Cooperative, Inc. (Utility)	\$XXX
[CONSTRUCTION CONTRACTOR]	\$XXX
Total Cost	\$XXX
90% Due	\$XXX

* City acknowledges and agrees that construction costs are preliminary and estimated and for budgeting purposes only. City acknowledges that the actual costs may be higher than the estimated costs and City remains liable for actual costs. Actual costs will be presented to City for reimbursement in accordance with the terms herein.

Attachment B
Required Easement Acquisition
[TO BE DETERMINED UPON PRELIMINARY DESIGN COMPLETION]

Attachment C

Utility's Schedule of Work and Estimated Date of Completion

TO BE DETERMINED UPON COMPLETION OF PHASE 1 AND PHASE DESIGN

**Attachment D
(RESERVED)**

Attachment E
[RESERVED]

Attachment F

Proof of Property Interest

Existing Easement Reference Map

TO BE DETERMINED UPON PRELIMINARY DESIGN COMPLETION

Attachment G
Form of Utility Easement

[See Attached]

UTILITY EASEMENT

THE STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BLANCO §

The undersigned **CITY OF BLANCO**,

(Printed Name exactly as it/they appear on Deed Record)

(“Grantor”) (whether one or more), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT AND CONVEY unto **PEDERNALES ELECTRIC COOPERATIVE, INC.** (“Grantee”) whose mailing address is P.O. Box 1, Johnson City, Texas 78636, and its contractors, agents, successors and assigns, a permanent easement and right-of-way (“Easement”) as hereinafter described for an overhead and/or underground electric distribution line or lines, including, without limitation, poles, guys and anchors, variable number of wires, cables, conduit, enclosures, switches, steel or concrete boxes, concrete or composite pads, transformers, cable risers; and communication systems, as related to the distribution of electricity, energy, power, light, heat, or energy services; or broadband/communication services or any other services provided only by Grantee or its affiliate; and all necessary or desirable appurtenances related thereto (collectively, the “Facilities”), over, in, under, below, above, through, across and upon the following described lands located in _____ County, Texas (the “Property”):

SELECT ONE OPTION AND DELETE THE OTHER:

Acreage: [A tract of land consisting of _____ acres of land, more or less, out of the _____ Survey, Abstract No. _____, in _____ County, Texas, as described in a deed or other instrument recorded in Volume _____, Page _____ or Document Number _____ in the Official Real Property Records of _____ County, Texas.]

OR

Subdivision: [Being Lot(s) _____, of _____ Subdivision, Section _____, a subdivision in _____ County, Texas, according to the map or plat thereof recorded in Volume/Document No. _____, Page _____, of the Official Real Property Records in _____ County, Texas.]

OR

Exhibit: See Exhibit A

The area of the Easement hereby conveyed for Facilities shall be:

SELECT ONE OPTION AND DELETE THE OTHER:

Property Owner or Subdivision Name: City of Blanco
Address: _____

PEC Reference: _____

[twenty (20) feet in width, being ten (10) feet on each side of the centerline of the Facilities as built (or twenty (20) feet in total if Facilities are built less than ten (10) feet from a property line) (the “Easement Area”) or as more particularly described in Exhibit A if attached hereto. Any Facilities (guys and anchors or pads, transformers or switches) if installed outside the Easement Area shall be considered part of the Easement Area.]

OR

[fifteen (15) feet in width, being seven and one-half (7.5) feet on each side of the centerline of the Facilities as built (or fifteen (15) feet in total if Facilities are built less than seven and one-half (7.5) feet from a property line (the “Easement Area”) or as more particularly described in Exhibit A if attached hereto. Any Facilities (guys and anchors or pads, transformers or switches) if installed outside the Easement Area shall be considered part of the Easement Area.]

The purpose of the Easement is to place and construct; to re-construct, upgrade, to install and add; to relocate, replace, remove, and repair; and to inspect, patrol, maintain and operate the Facilities; the right to place temporary structures; and further to cut, trim, treat and/or remove from said Easement Area and adjacent lands any and all vegetation and parts thereof, or other obstructions which may endanger, or interfere with establishing and continued access, efficiency, and safety of said lines, systems or their appurtenances.

Grantee has the right of pedestrian, vehicular, and equipment ingress and egress over and under the Property, or any of Grantor’s adjacent lands, to and from the Easement Area.

Grantor may not place or construct any structures or other obstacles over, in, under, below, above, across and upon the Easement Area that substantially interfere with the Grantee’s use and enjoyment of the Easement Area.

Grantor warrants that Grantor is the owner of the Property and has the authority to execute this Easement.

TO HAVE AND TO HOLD the above-described Easement and rights unto Grantee and its successors and assigns, until this Easement is released by written instrument executed by the Grantee and recorded in the Official Real Property Records of the County or Counties in which the Property is located.

Grantor, Grantor’s heirs, legal representatives, and successors and assigns, do hereby bind themselves to warrant and forever defend all and singular the above-described Easement and rights unto Grantee its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page intentionally left blank]

The undersigned has executed this Easement to be effective as of the _____ day of
_____, 20_____.

Entity Signature Block:

By: _____
(Business Name)

(Signature)

(Printed Name)

(Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS§

COUNTY OF BLANCO §

This instrument was acknowledged before me on _____ (date) by
_____ (name), _____ (title), on behalf of the CITY OF BLANCO.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of
_____, 20_____.

Notary Public in and for
The State of _____

Please Return to:

Pedernales Electric Cooperative, Inc.
(District Planning Dept.)
[ADD APPROPRIATE ADDRESS]

EXHIBIT A TO UTILITY EASEMENT IF REQUIRED

|

Attachment H
Form of Phase Orders
PHASE ORDER NO. 1

Pursuant to the terms and conditions of the Standard Utility Agreement ("Agreement") dated as of _____ 2025 between City of Blanco ("City") and Pedernales Electric Cooperative, Inc. ("Utility"), City hereby requests Utility perform and Utility agrees to perform the following enumerated services:

Effective Date: Phase Order No. 1 will be effective as of the date signed by the Parties below.

1. Project Identification: City of Blanco
2. City Project Boundary Border Limits: 3rd, 4th, and Pecan Streets around the Historic square.
3. Description of Proposed City Project (as described in the Agreement): Underground facilities within Blanco Historic Square
4. Description of City Work (as provided in Agreement):
 - City and/or its contractor(s) will be responsible for all preparation of utility relocation area to include final grade, surveying, and all civil installation which shall include trenching, backfill, conduit duct banks, enclosure and/or transformer pads, vaults, and any other necessary appurtenances according to Utility's specifications and Tariff and Business Rules.
 - City and/or its contractor(s) will also be responsible for reinstallation of street lighting if necessary that is to be removed from Utility's overhead facilities.
5. Description of Utility Work (as provided in Agreement):
 - Utility Work shall include the engineering and design and material acquisition for construction, relocation and/or the conversion of overhead facilities to underground facilities up to the designated point of interconnection and removal of street lighting (from Utility's overhead facilities).

A. UTILITY WORK - SCOPE OF SERVICES:

Under Phase Order #1, Utility will perform the preliminary engineering functions consisting of preparing detailed preliminary layout and estimates of costs for design, materials, labor, equipment, construction ("Preliminary Engineering"), internally or by its contractors for relocation of existing overhead lines to underground locations for the City Project.

B. COSTS/COMPENSATION:

It is understood by Utility the City will furnish tax exempt certificates on eligible items. Payment by City of the invoice will be required in advance of Utility commencing the Scope of Services in this Phase Order and consistent with the requirements outlined in the Agreement.

The City Administrator is authorized to execute Phase Order No. 1 up to an amount not to exceed \$40,000.00. Any increases to the costs for the Scope of Services described in Phase Order No.1 that causes the cost to exceed Phase Order No. 1 must be approved by the City I. Notwithstanding the foregoing, City acknowledges and agrees that costs are preliminary and estimated and for budgeting purposes only for Phase Order No. 1. City acknowledges that the actual costs may be higher than the estimated costs and City remains liable for actual costs. Actual costs for Phase Order No. 1 will be presented to City for reimbursement in accordance with the terms of the Agreement.

C. RESERVED

D. PHASE ORDER SUMMARY:

Previous Phase Orders	\$	N/A
This Phase Order	\$	\$40,000.00

The City will review the Preliminary Engineering documents and will issue to Utility a Phase Order No. 2 if the costs are acceptable to the City. No work beyond Phase 1 is authorized or payable by the City until which time Utility receives an executed Phase Order No. 2.

This Phase Order No. 1 is subject to the terms and conditions of the above-referenced Agreement. The cost to be invoiced to the City under this Agreement and the estimated completion date for the Phase of Work shall be set forth in each Phase Order form.

EXECUTED AND EFFECTIVE on this _____ day of _____, 2025.

CITY OF BLANCO

BY: _____
Authorized Signature

Printed Name: _____
Title: _____

Pedernales Electric Cooperative Inc.

BY: _____
Printed Name: _____
Title: _____

STANDARD UTILITY AGREEMENT PHASE ORDER NO 2

Pursuant to the terms and conditions of the Standard Utility Agreement ("Agreement") dated as of _____ 2026 between City of Blanco ("City") and Pedernales Electric Cooperative, Inc. ("Utility"), City hereby requests Utility perform and Utility agrees to perform the following enumerated services:

Effective Date:

Phase Order No. 2 will be effective as of the date signed by the Parties below.

1. Project Identification: City of Blanco

2. City Project Boundary Border Limits:

City Project to encompass an area with boundary limits between XXX

3. Description of Proposed City Project (as described in the Agreement): Underground facilities within Blanco Historic Square

4. Description of City Work (as described in the Agreement):

- City and/or its contractor(s) will be responsible for all preparation of utility relocation area to include final grade, surveying, and all civil installation which shall include trenching, backfill, conduit duct banks, enclosure and/or transformer pads, vaults, and any other necessary appurtenances according to Utility's specifications and Tariff and Business Rules.
- City and/or its contractor(s) will also be responsible for reinstallation of street lighting if necessary that is to be removed from Utility's overhead facilities.

5. Description of Utility Work (as described in the Agreement):

- Utility Work shall include the engineering and design and material acquisition for construction, relocation and/or the conversion of overhead facilities to underground facilities up to the designated point of interconnection and removal of street lighting () from Utility's overhead facilities.

A. UTILITY WORK - SCOPE OF SERVICES

Under Phase Order No. 2, based on the 60% design documents provided by City to Utility, Utility will perform the engineering design functions for City Project consisting of preparing Plans, Specifications, and updated/revised Estimates of Costs.

B. COSTS/COMPENSATION:

It is understood by Utility the City will furnish tax exempt certificates on eligible items. Payment by City of invoice will be required in advance of Utility commencing the Scope of Services in this Phase Order and consistent with the requirements outlined in the Agreement. City will pay Utility 90% for estimated design costs at 60% of the design plan phase provided by City prior to Utility beginning the Utility Work.

The City Administrator is authorized to execute Phase Order No. 2 up to an amount not to exceed _____. Any increases to the costs for the Scope of Services described in Phase Order No. 1 that causes the cost to exceed Phase Order No. 2 must be approved by the City Council. Notwithstanding the foregoing, City acknowledges and agrees that costs are preliminary and estimated and for budgeting purposes only for Phase Order No. 2. City acknowledges that the actual costs may be higher than the estimated costs and City remains liable for actual costs. Actual costs for Phase Order No. 2 will be presented to City for reimbursement in accordance with the terms of the Agreement.

C. SCHEDULE-AND ESTIMATED COMPLETION DATE:

Utility proposes to complete the Scope of Services described herein by _____ subject to the terms of the Agreement as to any estimated completion date.

D. **PHASE ORDER SUMMARY:**

Previous Phase Order #1	\$XXX
This Phase Order No.2	\$XXX

The City will review the documents developed under Phase Order No. 2 and will issue to Utility a Phase Order No. 3 if the costs are acceptable to the City. No work beyond Phase Order No. 2 is authorized or payable by the City until Utility receives an executed Phase Order No. 3.

This Phase Order No. 2 is subject to the terms and conditions of the above-referenced Agreement. The cost to be invoiced to the City under this Agreement and the estimated completion date for the Phase of Work shall be set forth in each Phase Order *form*:

EXECUTED AND EFFECTIVE this _____ day of _____, 202 ____

CITY OF BLANCO

BY: _____
Authorized Signature

Printed Name: _____
Title: _____

Pedernales Electric Cooperative Inc.

BY: _____
Printed Name: _____
Title: _____

STANDARD UTILITY AGREEMENT PHASE ORDER NO. 3

Pursuant to the terms and conditions of the Standard Utility Agreement ("Agreement") dated as of _____ 2026 between City of Blanco ("City") and Pedernales Electric Cooperative, Inc. ("Utility"), City hereby requests Utility perform and Utility agrees to perform the following enumerated services:

Effective Date:

Phase Order No. 3 will be effective as of the date signed by the Parties below.

1. Project Identification: City of Blanco
2. City Project Boundary Border Limits: XXX
3. Description of Proposed City Project: (as described in the Agreement): XXX
4. Description of City Work (as described in the Agreement):
 - City and/or its contractor(s) will be responsible for all preparation of utility relocation area to include final grade, surveying, and all civil installation which shall include trenching, backfill, conduit duct banks, enclosure and/or transformer pads, vaults, and any other necessary appurtenances according to Utility's specifications and conditions in Utility's Tariff and Business Rules.
 - City and/or its contractor(s) will also be responsible for reinstallation of street lighting if necessary that is to be removed from Utility's overhead facilities.
5. Description of Utility Work (as described in the Agreement):

Utility Work shall include the engineering and design and material acquisition for construction, relocation and/or the conversion of overhead facilities to underground facilities up to the designated point of interconnection and removal of street lighting from Utility's overhead facilities.

A. UTILITY WORK - SCOPE OF SERVICES

Under Phase Order No. 3, Utility will procure specified equipment and materials with longer lead times necessary for City Project prior to relocation of distribution facilities subject to its Tariff and Business Rules.

B. COSTS/COMPENSATION:

It is understood by Utility the City will furnish tax exempt certificates on eligible items.

Payment by City will be required in advance of Utility commencing the Scope of Services in this Phase Order 3 and consistent with the requirements outlined in the Agreement. Upon payment, Utility will procure all necessary materials prior to construction and relocation of distribution facilities

The City Administrator is authorized to execute Phase Order No. 3 up to an amount not to exceed _____. Any increases to the costs for the Scope of Services described in Phase Order No.1 that causes the cost to exceed Phase Order No. 3 must be approved by the City Council. Notwithstanding the foregoing, City acknowledges and agrees that costs are preliminary and estimated and for budgeting purposes only for Phase Order No. 3. City acknowledges that the actual costs may be higher than the estimated costs and City remains liable for actual costs. Actual costs for Phase Order No. 3 will be presented to City for reimbursement in accordance with the terms of the Agreement.

C. SCHEDULE AND ESTIMATED COMPLETION DATE:

Upon payment of the invoice by City for Phase Order No. 3, Utility proposes to complete the Scope of Services for Phase Order No. 3 by _____ subject to the terms of the Agreement as to any estimated completion date. City acknowledge delays in City approval and payment for equipment and materials costs described in Phase Order No. 3 may delay construction timeframes.

D. **PHASE ORDER SUMMARY:**

Previous Phase Orders	\$XXX
This Phase Order	\$XXX

The City will issue a Phase Order No. 3 if the costs are acceptable to the City. No work beyond Phase 3 is authorized and payable by the City until Utility receives an executed Phase Order No. 4.

This Phase Order No. 3 is subject to the terms and conditions of the above-referenced Agreement. The cost to be invoiced to the City under this Agreement and the estimated completion date for the Phase of Work shall be set forth in each Phase Order form.

EXECUTED AND EFFECTIVE this _____ day of _____, 202__.

CITY OF BLANCO

BY: _____
Authorized Signature

Printed Name: _____
Title: _____

Pedernales Electric Cooperative Inc.

BY: _____
Printed Name: _____
Title: _____

STANDARD UTILITY AGREEMENT PHASE ORDER NO. 1

Pursuant to the terms and conditions of the Standard Utility Agreement ("Agreement") dated as of _____ between City of Blanco ("City") and Pedernales Electric Cooperative, Inc. ("Utility"), City hereby requests Utility perform and Utility agrees to perform the following enumerated services:

Effective Date:

Phase Order No 1 will be effective as of the date signed by the Parties below.

1. Project Identification: City of Blanco
2. City Project Boundary Border Limits: XXX
3. Description of Proposed City Project: (as described in the Agreement): XXX
4. Description of City Work (as described in the Agreement):
 - City will be responsible for all preparation of utility relocation area to include final grade, surveying, and all civil installation which shall include trenching, backfill, conduit duct banks, enclosure and/or transformer pads, vaults, and any other necessary appurtenances according to Utility's specifications and conditions in Utility's Tariff and Business Rules.
 - City and/or its contractor(s) will also be responsible for reinstallation of street lighting if necessary that is to be removed from Utility's overhead facilities.
5. Description of Utility Work (as described in the Agreement):

Utility Work shall include the engineering and design and material acquisition for construction, relocation and/or the conversion of overhead facilities to underground facilities up to the designated point of interconnection and removal of street lighting () from Utility's overhead facilities.

A. UTILITY WORK - SCOPE OF SERVICES

Under Phase Order No. 4, Utility will relocate overhead lines and construct and place the necessary new infrastructure to provide electrical services subject to its Tariff and Business Rules including, without limitation, final inspection of City Work, delivery of easements by City prior to commencement of the Utility Work and permits by City as applicable and as otherwise subject to the terms of the Agreement.

B. COSTS/ COMPENSATION:

It is understood by Utility the City will furnish tax exempt certificates on eligible items.

Payment of invoice by City will be required in advance of Utility commencing the Scope of Services in Phase Order No. 4 and consistent with the requirements outlined in the Agreement. City will pay Utility 90% of payment for estimated construction cost prior to commencement of construction by Utility.

The City Administrator is authorized to execute Phase Order No. 4 up to an amount not to exceed \$ _____. Any increases to the costs for the Scope of Services described in Phase Order No.4 that causes the cost to exceed Phase Order No. 4 must be approved by the City Council. Notwithstanding the foregoing, City acknowledges and agrees that costs are preliminary and estimated and for budgeting purposes only for Phase Order No. 4. City acknowledges that the actual costs may be higher than the estimated costs and City remains liable for actual costs. Actual costs for Phase Order No. 4 will be presented to City for reimbursement in accordance with the terms of the Agreement.

C. SCHEDULE AND ESTIMATED COMPLETION DATE:

Upon completion of City Work by City and final inspection of City Work by Utility and availability and delivery of materials, Utility proposes to complete the Scope of Services in this Phase Order No. 4 by the timeframe as described in its Tariff and Business Rules and otherwise subject to the terms of the Agreement as to any estimated completion date.

D. **PHASE ORDER SUMMARY:**

Previous Phase Orders	\$XXX
This Phase Order No. 4	\$XXX

The City will issue Phase Order No. 4 if the estimated costs are acceptable to the City. City acknowledge delays in City approval of construction costs described in Phase Order No. 4 may delay construction timeframes.

This Phase Order No. 4 is subject to the terms and conditions of the above-referenced Agreement. The cost to be invoiced to the City under this Agreement and the estimated completion date for the Phase of Work shall be set forth in each Phase Order form.

EXECUTED AND EFFECTIVE this _____ day of _____, 202__.

CITY OF BLANCO

BY: _____
Authorized Signature
Printed Name: _____
Title: _____

Pedernales Electric Cooperative Inc.

By: _____
Printed Name: _____
Title: _____

NEW BUSINESS

ITEM #2

RESOLUTION NO. 2026-R-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS, RESTATING AND REAFFIRMING ITS POSITION REGARDING THE TEXAS DEPARTMENT OF TRANSPORTATION U.S. HIGHWAY 281 RELIEF ROUTE STUDY AND REQUESTING THAT ANY RELIEF ROUTE ALIGNMENT BE LOCATED OUTSIDE THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY, OR, ALTERNATIVELY, THAT THE RELIEF ROUTE STUDY BE SUSPENDED IN FAVOR OF A JOINT TRAFFIC MANAGEMENT INITIATIVE ON THE EXISTING U.S. 281 CORRIDOR.

WHEREAS, the City of Blanco ("City") is a Type A general law municipality operating under the authority of the Texas Constitution and Chapter 51 of the Texas Local Government Code, and vested with powers necessary to protect the public health, safety, and welfare of its citizens;

WHEREAS, Texas Department of Transportation ("TxDOT") holds authority to plan, design, and develop state transportation facilities, often in coordination with local governments;

WHEREAS, the City possesses local zoning, land-use regulation, planning, historic preservation, infrastructure, safety, and development authority under the Texas Local Government Code, and such authority is materially affected by the selection of any relief route impacting US Highway 281 ("US 281");

WHEREAS, US 281 serves as the primary north-south transportation corridor through Blanco and plays a central role in local commerce, tourism, historic district function, pedestrian activity, public safety, mobility, and community character;

WHEREAS, in November 2021, the City Council formally requested that TxDOT undertake a relief route study for US 281 in and around Blanco;

WHEREAS, after commencement of the relief route study, in January 2024, the City Council resolved and conveyed to TxDOT that any proposed relief-route alignment should be located outside the City limits and its extraterritorial jurisdiction ("ETJ");

WHEREAS, in January 2025, following a change in governing bodies, the newly seated City Council expressly reaffirmed the prior recommendation to TxDOT, thereby maintaining a consistent municipal position;

WHEREAS, notwithstanding the City's repeated policy direction requests, the relief route development process undertaken by TxDOT has produced final proposed alignments that lie within the City limits or ETJ;

WHEREAS, the City finds that selection of those routes conflicts with the municipal policy choices of successive governing bodies and would adversely impact the City's viability, related planning, regulation, economic operation and development, downtown preservation efforts, and long-range development transportation strategies;

WHEREAS, the current proposed relief route proposal presents an existential threat to the public welfare of the citizens of Blanco, their property, and their general welfare;

WHEREAS, the City recognizes the importance of regional mobility solutions but maintains that transportation decision-making must consider the municipal planning authority, citizen impacts, historic considerations, local priorities, and economic viability of Blanco;

WHEREAS, the City remains committed to working in a collaborative, constructive manner with TxDOT to protect public safety, mobility, and community values;

WHEREAS, the City Council finds it appropriate and necessary to reaffirm its policy direction to TxDOT and state transportation policymakers regarding the preferred and alternative courses of action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS, THAT:

1. The City Council hereby restates and reaffirms its prior recommendations that any US 281 relief route alignment be located entirely outside the corporate limits and extraterritorial jurisdiction of the City of Blanco.
2. The City Council respectfully requests that TxDOT select, develop, and advance only those US 281 alignments located outside the City's limits and ETJ.
3. Alternatively, if no alignment outside the municipal boundaries is to be advanced, the City Council respectfully requests that TxDOT suspend further advancement of the current relief-route study and instead jointly commence planning, engineering, and implementation of traffic-calming, safety, mobility, and corridor-management solutions within the existing US 281 route through Blanco.
4. City staff is directed to transmit this resolution to TxDOT states and district leadership, project managers, Blanco County officials, state legislators, and any other appropriate stakeholders, in furtherance of the City's policy interests.

PASSED, APPROVED AND ADOPTED the 13th day of January 2026, by the City Council of the City of Blanco, Texas.

Mayor _____

ATTEST:
City Secretary _____

NEW BUSINESS

ITEM #3

ORDINANCE NO. 2026-O-001

AN ORDINANCE OF THE CITY OF BLANCO, TEXAS, AMENDING ORDINANCE NO. 2025-O-008 RELATING TO PETITIONS FOR DISANNEXATION AND REQUESTS FOR RELEASE FROM THE CITY'S EXTRATERRITORIAL JURISDICTION TO PROVIDE FOR ADMINISTRATIVE PROCESSING FEES, TO BE INVOICED AFTER COSTS ARE INCURRED AT SPECIFIED HOURLY RATES SUBJECT TO MAXIMUMS; PROVIDING FOR ADMINISTRATION; PROVIDING THAT PETITION FILING DATES ARE UNAFFECTED BY FEE PAYMENT OR PROCESSING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Blanco, Texas ("City"), is authorized and required under applicable provisions of the Texas Local Government Code, including Chapters 42 and 43, to receive and act upon petitions for disannexation and for release of land from the City's extraterritorial jurisdiction ("ETJ");

WHEREAS, administrative, planning, engineering, financial, mapping, and legal review by City staff, consultants, and the City Council is indispensable to the timely and accurate fulfillment of the City's responsibilities;

WHEREAS, City Council finds that it is in the best interest of the City to recover reasonable and actual administrative costs associated with the processing of such petitions, and to repeal any fixed, upfront application fees and instead impose post-incurred "administrative processing fees" calculated at hourly rates with maximums, in a manner that does not delay or affect statutory petition filing dates or municipal action timelines; and

WHEREAS, the City Council further finds that such administrative processing fees are reasonably related to staff time, public notice and hearing, document preparation, legal review, administrative handling, and council consideration, and that invoicing after costs are incurred at capped hourly rates aligns cost recovery with actual processing effort;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS:

SECTION 1. LEGISLATIVE FINDINGS.

The findings and recitals set forth above are hereby adopted as findings of fact and legislative determinations of the City Council and incorporated into this Ordinance for all purposes.

SECTION 2. ADOPTION OF ADMINISTRATIVE PROCESSING FEES.

2.1 Administrative Processing Fees.

To support the City's administration, review and action on petitions for disannexation and requests for release from the City's ETJ, any prior reference by ordinance to a fixed application

fee is amended and replaced to provide for an “Administrative Processing Fee” on each such petition or request. These fees are intended solely to recover reasonable, actual administrative costs incurred by the City in processing such petitions and requests and shall not operate as a prerequisite to filing, receipt, or consideration of any petition.

2.2 Maximum Fee Amounts; Hourly Rates; Cost-Incurred Invoicing.

Petitions for disannexation: Administrative Processing Fees shall be invoiced in arrears based on actual time expended by City personnel and legal counsel, at hourly rates not to exceed \$100 per hour for City staff review and action, and \$150 per hour for attorney time, in a total amount not to exceed One Thousand Dollars (\$1,000.00) per petition, unless a lower cap is otherwise established by the City Administrator for good cause.

Requests for ETJ release: Administrative Processing Fees shall be invoiced in arrears based on actual time expended by City personnel and legal counsel, at hourly rates not to exceed \$100 per hour for City staff review and action, and \$150 per hour for attorney time, in a total amount not to exceed Two Hundred Dollars (\$200.00) per request, unless a lower cap is otherwise established by the City Administrator for good cause.

Invoicing shall occur periodically or upon conclusion of Council action on the petition/request, at the City’s discretion, and shall itemize any staff and attorney hours and applicable rates. No amount shall be invoiced until after the City has incurred the corresponding costs.

2.3 Additional Cost Controls.

The City Administrator shall promulgate administrative guidelines for timekeeping, rate application, and invoicing consistent with this Ordinance. Use of consultants shall be minimized where feasible; any consultant charges shall be billed at the applicable staff or attorney rate caps unless otherwise approved by the City Council in advance.

SECTION 3. APPLICATION FILING, RECEIPT, AND PROCESSING; NO PREREQUISITE PAYMENT.

3.1 Filing and Receipt Unaffected by Fees.

A petition or request under this Ordinance is deemed filed and received by the City upon delivery to the City Secretary or authorized designee, as applicable by law. Payment of any fee is not a condition of filing, receipt, completeness, or processing, and the statutory petition filing date and any statutory consideration timelines are unaffected by the timing of invoicing or payment.

3.2 Completeness for Review; No Upfront Payment Requirement.

Applications shall be considered complete for review and action if they otherwise satisfy applicable statutory and City content requirements. Payment or nonpayment of invoiced Administrative Processing Fees does not obligate the City Council to approve or deny the petition or application and does not delay or alter any statutory timeline for City action.

SECTION 4. WAIVER OR MODIFICATION OF ADMINISTRATIVE PROCESSING FEES.

The City Council may waive, reduce, or adjust Administrative Processing Fees imposed under this Ordinance where the Council determines, based on written findings of public necessity, equity, or hardship, that such waiver or modification serves the public interest. Any waiver or modification should, where feasible, be decided prior to final invoicing.

SECTION 5. SEVERABILITY; REPEAL OF INCONSISTENT PROVISIONS

If any word, phrase, clause, sentence, section, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect, and it is the City Council's intent that the Ordinance would have been adopted without such invalid portion. Any provisions of prior Ordinance that are inconsistent with the provisions of this amended Ordinance are repealed.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption.

PASSED AND APPROVED on this _____ day of _____, 2026, by the City Council of the City of Blanco, Texas.

CITY OF BLANCO, TEXAS

By: _____

Mayor

ATTEST:

By: _____

City Secretary

NEW BUSINESS

ITEM #4

OLD BUSINESS

ITEM #1



City of Blanco

P.O. Box 750 Blanco, Texas 78606

Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 1-13-26

DESCRIPTION: Rezone request for 2.85 acres from R-5/R-3 to an R-5 based PD on 2 lots in Blanco Station subdivision south of San Saba Court and west of Jennifer Lane.

ANALYSIS: The applicant CPGC Services LLC, Cory Pavlica is for an R-5 zoned Lot 1 and R-3 zoned Lot 2 of Blanco Station be rezoned to a PDD that has a base zoning of R-5 allowing for additional uses as part of the PDD. According to the site plan the proposed concept would including the following:

- a. Hotel/Lodging - Short Term Rentals-up to 8 units (including Recreational Vehicles)
- b. Event Facility of up to 2000 sq feet
- c. Outdoor Entertainment

and items requested in Exhibit B of attachment A

BUILDING TABULATIONS:

- MICRO CABIN #1: 252 SQ. FT.
- MICRO CABIN #2: 234 SQ. FT.
- MICRO CABIN #3: 243 SQ. FT.
- CABIN B: 387 SQ. FT.
- CABIN A: 387 SQ. SF.
- CABIN D: 387 SQ. FT.
- CABIN C: 387 SQ. SF.
- CABIN E: 458 SQ. FT.
- GOURMET MARKET: 1,528 SQ. FT.
- EVENT HALL: 1,844 SQ. FT.
- EVENT HALL RR's & STORAGE: 704 SQ. FT.
- RESTAURANT / KITCHEN: 2,636 SQ. FT.
- PIZZERIA: 1,665 SQ. FT.
- SNO-CONE STAND: 132 SQ. FT.
- STAGE: 442 SQ. FT.
- STAGE RR's: 230 SQ. FT.

TOTAL SQUARE FOOTAGE: 11,916 SQ. FT.



- BLOCK 1 LOT 1 - 2.62 ACRES
- BLOCK 1 LOT 2 - 0.23 ACRES
- TOTAL SITE ACRES = 2.85

Activities allowed in the R-5

Restaurant (if 50% or more revenue is created by food and not alcohol)
Hall for events (if 50% or more revenue is created by food/rental and not alcohol)
Pic-nick tables
Retail store,
Splash pad and dog trot
Parking
Open space

The proposed PDD is located on a private street (San Saba) according to Blanco Station subdivision and San Saba Estates. The zoning to the west is commercial, and across the street from San Saba on the north is Commercial on US 281 and Industrial where Real Ale sits. The property to the south is R-5 and their neighbor to the east is R-3 on Jennifer Lane. This subdivision on Jennifer lane has 10 single family lots in which 4 of those homes (5 lots) are touching the proposed property and the other five homes are across the street on Jennifer Lane.

PREVIOUS CITY ACTION:

P&Z recommended on 11-3-25 that the application with conditions be tabled, sent back to P&Z with issues addressed.

P&Z recommended on December 1 with a 5-1 vote to recommend approval of the rezone conditioned on the developer executing a developer's agreement with the City. Most developer's agreements are outside the City and do not deal with zoning.

On the December 9th City Council denied the Zone change and requested the applicant seek a PDD. The City Attorney and third party planner determined that additional notification would not be required.

PDD was submitted to the City in draft form on December 19th. After some back and forth almost all of the City's recommendations were followed with a resubmitted PDD.



The concern from the City is mitigating any effects that a commercial area would have on a surrounding neighborhood and there are two conditions that Staff would like P&Z to consider:

The proposed area is adjacent to other commercial uses and this proposed property represents an opportunity for the City to have a small event area that would provide additional entertainment options. The concern is to provide a commercial area that will be a good neighbor with an established neighborhood which is why the conditions have been proposed. Infill is a stated goal with the City's Comprehensive plan and this project is a good example of infill.

FISCAL IMPACT: Commercial and retail area that will provide the City with increased ad valorem taxes, increased sales tax, and possible hotel/motel tax income.

RECOMMENDATION: P&Z recommendation is as follows: **P&Z to recommend approval of the PDD with the following conditions:**

1. that an eight (8)-foot masonry wall or combination of capped wood with masonry pilasters spaced no further than 20 feet, shall be constructed along the entire length of the east property line and north property line of San Saba Estates Lot 1, Blanco Station Subdivision and the south property line of Lots 2, Blanco Station Subdivision; (a more natural barrier could be considered in lieu of the wall and is preferred by the property owner directly affected) and
2. that the Master Plan in Exhibit B be revised to remove the proposed fire lane ingress and egress from the subject property to Jennifer Lane.

January 8, 2025

Zoning Report

REQUEST: Hold a public hearing and take action on a zone change from R-5, Residential Transition District on Lot 1, Block 1, Blanco Station Subdivision and R-3, High-Density Residential District on Lot 2, Block 1, Blanco Subdivision, to PD, Planned Development District, with a base Zoning of R-5, Residential Transition District on both of the above lots; generally located at 172 San Saba Court.

OWNER/APPLICANT:

Cory Pavlica
CPGC Services, LLC
519 River Oaks Rd
Blanco, TX 78606

PROPERTY INFORMATION

Address: 172 San Saba Court, Blanco, TX, 78606
Legal Description: Lots 1 & 2, Block 1, Blanco Station Subdivision
Existing Land Use: Single-Family Residence
Existing Zoning: R-5, Residential Transition District and R-3, High-Density Residential District

PLANNING & ZONING (P&Z) COMMISSION RECOMMENDATION

At their regularly scheduled meeting on January 5th, 2025, the P&Z recommended on a vote of 6-0, to approve a zone change from R-5, Residential Transition District on Lot 1, Block 1, Blanco Station Subdivision and R-3, High-Density Residential District on Lot 2, Block 1, Blanco Subdivision, to PD, Planned Development District, with a Base Zoning of R-5, Residential Transition District on both of the above lots, subject to the following conditions:

- 1. that an eight (8)-foot masonry wall or combination of capped wood with masonry pilasters spaced no further than 20 feet, shall be constructed along the entire length of the east property line of Lot 1, Blanco Station Subdivision and the south property line of Lots 2, Blanco Station Subdivision; and**

2. that the Master Plan in Exhibit B be revised to remove the proposed fire lane ingress and egress from the subject property to Jennifer Lane.

I. SUMMARY.

The applicants own Lots 1 and 2 of the Blanco Station Subdivision. Lot 1 is 2.62 acres and is located on the south side of San Saba Court just east of US Hwy 281, between the Blanco River Hotel and the single-family development on Jennifer Lane. Lot 1 is currently developed as a large-lot single-family residence. Lot 2 is 0.23 acres and is undeveloped. Lot 1 is zoned R-5, Residential Transition District and Lot 2 is zoned R-3, High Density Residential.

Based on the marketing proposal and conceptual site plan submitted to the City, the applicants intend to combine both properties into a single tract, to be developed as a lodging, retail, and entertainment/wedding venue. They intend to develop the portion of the tract that is currently Lot 2, into a parking lot. The balance of the tract that is currently Lot 1, will consist of additional parking areas and a gourmet market along the San Saba Court frontage, approximately 8 individual cabins situated in the middle of the tract, and an event hall, restaurant, pizzeria, acoustic stage, and outdoor courtyards and playground areas at the rear.

The land use activities that the applicants plan to conduct on the property are listed below — as characterized by the City's UDC — with the corresponding zoning district that would be necessary for said uses to be permitted by right:

- A. Hotel/Lodging — C-1
- B. Event Facility — C-1 (with Special Use Permit Only)
- C. Entertainment (including outdoor) — C-1 (with Special Use Permit Only)
- D. Retail Sales (Market) — R-5 (light or residential scale) or C-1
- E. Restaurant — R-5 (light or residential scale) or C-1

The applicants are therefore requesting a zone change to PD, Planned Development District with a base zoning of R-5, Residential Transition District, in order to provide compatible zoning with the abutting single-family residential development along Jennifer Lane, while also allowing for the applicants intended uses, provided they are developed specifically in accordance with the adopted site plan.

II. ANALYSIS.

The portion of the development tract that is currently Lot 2, is zoned R-3, High Density Residential, and the balance of the tract that is currently Lot 1, is zoned R-5, Residential Transition District. Lot 1 is situated between the single family neighborhood located along Jennifer Lane and the commercial lots located along US Hwy 281 which are developed as the 4-story Blanco River Hotel and a commercial retail and office complex. The Jennifer Lane neighborhood is zoned R-3 and the US Hwy 281 lots are zoned C-1, Commercial District.

The City's UDC describes the purpose of the R-5 District as follows:

The Residential Transition (R-5) incorporates the characteristics of the High Density Residential (R-3) zone and is intended to serve as a transition, or buffer zone between residential and non-residential zones, particularly Commercial (C1) zones. In addition to residential uses, it provides for light commercial uses either in a mix with residential uses on the adjacent properties or in a mix on the same property. It is intended to provide a mix of uses which are compatible with, and proportionate to, each other and surrounding uses.

Additionally, the City's UDC states the purpose of a PD District as the following:

A zoning district which may be created anywhere in the City for the purpose of permitting property to be developed with a) one or more uses not otherwise permitted or conditional in the zoning district in which the property is located, subject to certain development regulations and one or more development site plans; b) subject to development regulations not otherwise permitted in the zoning district in which the property is located; and c) to provide flexibility for complex projects utilizing creative land use and preservation techniques.

Based on the existing zoning of the properties adjacent to the subject property, as well as the mix of additional uses intended by the applicant, it is my opinion that the proposed PD, Planned Development District and base zoning of R-5, Residential Transition District, are appropriate for this proposed development.

It should also be noted that opposition was received from the adjacent single-family residential development along Jennifer Lane, regarding the initial zoning request of C-1, Commercial District zoning for this proposed development. That opposition listed the following three issues:

1. *Noise and Hours of Operation: ... trucks, amplified music, or other loud noises be prohibited between the hours 9:00 pm and 7:00 am.*
2. *Inappropriate Business Uses: ...strongly object to the possibility of objectionable uses such as strip clubs, dance clubs, and other establishments... inconsistent with the residential character of our neighborhood.*
3. *Ingress and Egress: ...we oppose any design that would allow ingress or egress to the proposed commercial site through our subdivision.*

In the attached proposed Planned Development Standards document, the applicants have satisfied these concerns.

III. SUMMARY/RECOMMENDATION.

Given the applicability and compatibility of the proposed zoning, the applicants willingness to satisfy the abutting property owners concerns, and the overall nature and quality of the proposed site plan, I recommend the City Council approve the request subject to the recommendations of the Planning and Zoning Commission at their January 5, 2026 meeting.

Thank you for your consideration of this report and the opportunity to assist the City with this request. Please let me know if you have any questions and Happy New Year.

Respectfully,



Brandon Melland, AICP

City of Blanco
PO Box 750
Blanco, Texas 78606

Rezone Permit Application

Date: 12/17/2025

Fee \$750.00 (due with application) Paid: CK# ✓ CA _____ CC _____

Applicant's Information

Owner's Name: Cory Pavlica, CPGC Services, LLC PH# (512) 736-7556

Owner's Address: 519 River Oaks Rd, Blanco, TX 78606

Applicant's Name (If different from owner): _____

PH# _____ Address: _____

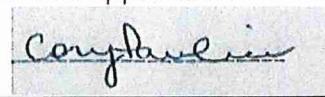
Address of Area Requesting to be Rezoned: 172 San Saba Ct. Blanco, TX 78606

Property Legal Description: Blanco Station, Block 1, Lot 1, acres 2.62 (R-5)
Blanco Station, Block 1, Lot 2, acres .23 (R-3)

Existing Zoning: R-3 & R-5 Special Use: N/A

**I certify that I am the owner of the property described in this petition and am authorized to file this application.

Signature: _____

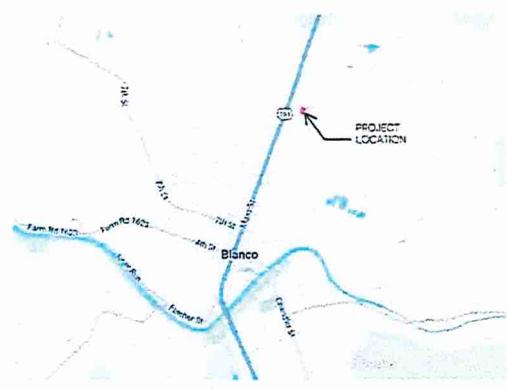


Date: 12/17/2025

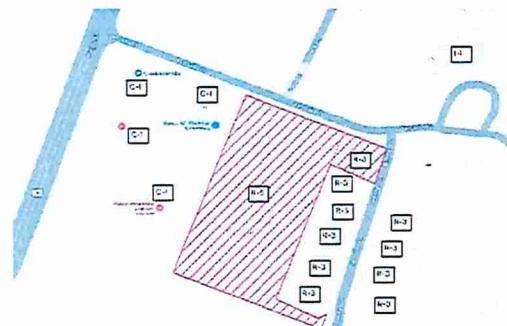
Cory Pavlica, CPGC Services, LLC

**Required to Initiate Process

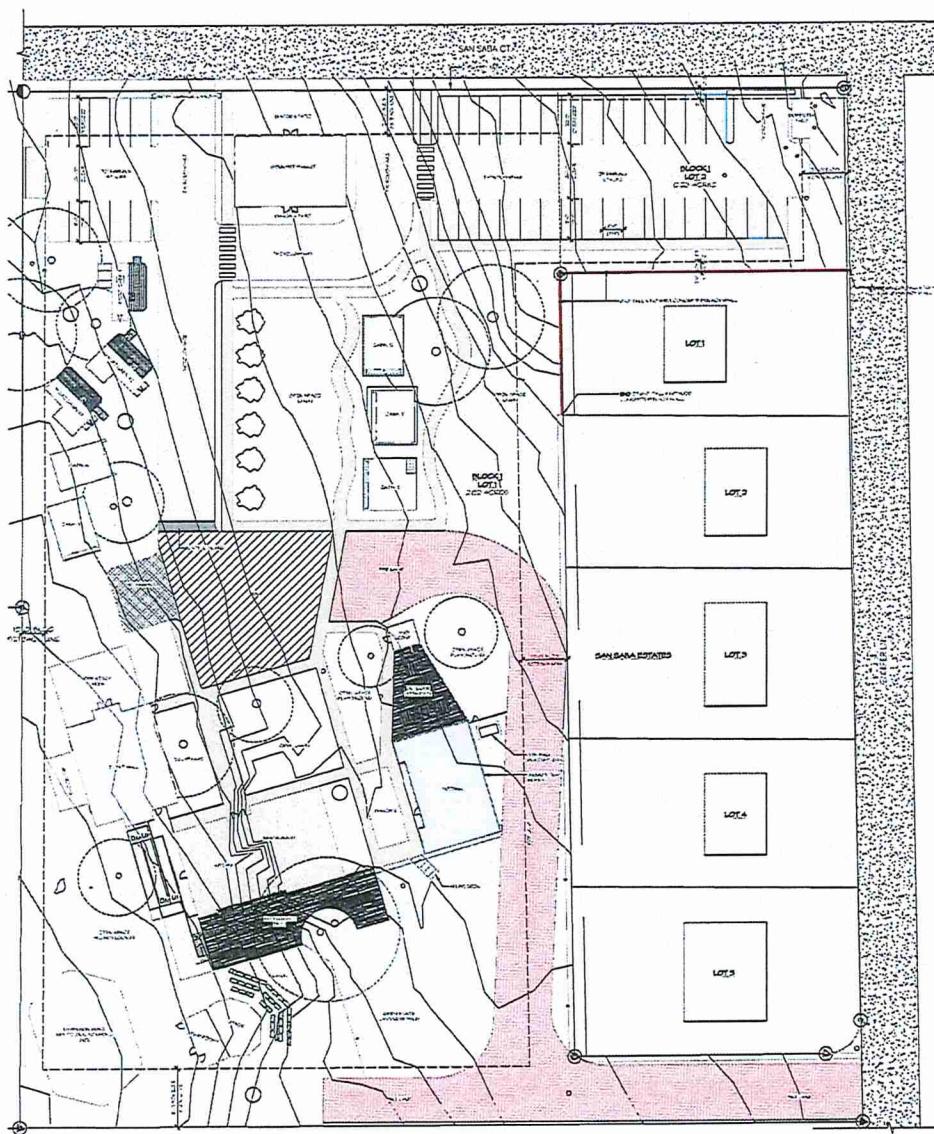
- 1) Filing Fee \$750.00 for requested change
- 2) Legal Description & plat of the site
- 3) Map clearly showing the site in relation to adjacent streets
- 4) Names/address of property owners within 200 feet of property



VICINITY MAP - 172 SAN SABA CT. BLANCO, TX 78606



VICINITY MAP - 172 SAN SABA CT. BLANCO, TX 78606



1 ARCHITECTURAL SITE PLAN
172 SAN SABA CT. BLANCO, TX 78606

BUILDING TABULATIONS	
• MICRO CABIN #1	252 SQ. FT.
• MICRO CABIN #2	234 SQ. FT.
• MICRO CABIN #3	243 SQ. FT.
• CABIN A	387 SQ. FT.
• CABIN B	387 SQ. FT.
• CABIN C	387 SQ. FT.
• CABIN D	387 SQ. FT.
• CABIN E	451 SQ. FT.
• GOURMET MARKET	1528 SQ. FT.
• EVENT HALL	1844 SQ. FT.
• EVENT HALL PPS & STORAGE	704 SQ. FT.
• RESTAURANT / KITCHEN	2,026 SQ. FT.
• PIZZERIA	1625 SQ. FT.
• SNO CONE STAND	172 SQ. FT.
• STAGE	472 SQ. FT.
• STAGE PPS	200 SQ. FT.
<u>TOTAL SQUARE FOOTAGE 10,198 SQ. FT.</u>	
• BLOCK 1 LOT 1	0.25 ACRES
• BLOCK 1 LOT 2	0.25 ACRES
<u>TOTAL SITE ACRES = 0.50</u>	

LAND USE	
• FIRE LANE	
• THOROUGHFARE & PARKING	
• PAVED MOTOR COURT	
• OPEN SPACE - LAVENDER FIELD	
• OPEN SPACE - LAWN & PLAYGROUND	
• DECOMPOSED GRANITE TRAILS	
• SAN SABA ESTATES	
• DETENTION POND	
• COVERED DUMPSTER	
• GOURMET MARKET	
• MICRO CABINS	
• CABINS	
• SNO CON	
• PIZZERIA	
• RESTAURANT & KITCHEN	
• EVENT HALL	
• HERITAGE TREE CANOPY	



12/17/2022
Project No. 2502
% PROJECT STATUS

POD MASTER PLAN
A1.1E

PLANNED DEVELOPMENT DISTRICT No. 2025-_____

Project: JUDGE'S HILL

Planned Development District Ordinance

Approved by the Planning and Zoning Commission on:
January 5, 2026

Approved by the City Council on: January 13, 2026

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (“Ordinance”) is enacted pursuant to City of Blanco Unified Development Code, Section 4.10.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 2.85 acres located within the City Limits of the City of Blanco (“City”), in Blanco County, Texas, commonly known as “Judge’s Hill” (the “Project”) and is more particularly identified and described in *Exhibit A* (the “Property”) to *Attachment “A”*; and

WHEREAS, the Property will be developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as *Exhibit B* to *Attachment “A”*; and

WHEREAS, the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD-2025”; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on January 5, 2026; and

WHEREAS, pursuant to the City’s Planned Development Districts Ordinance, Section 4.10 of the City’s Unified Development Code (the “PD Ordinance”), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this Ordinance as *Exhibit B* to *Attachment “A”*; and

WHEREAS, this Ordinance together with its Exhibits (including the PD Master Plan), and the Unified Development Code shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has reviewed this proposed Ordinance and the PD Master Plan, and has determined that it promotes the health, safety, and general welfare of the citizens of Blanco; complies with the intent of the City of Blanco Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code § 4.10: provides for a superior design of lots or buildings; provides amenities or features that would be of special benefit to the property users or community; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article; and

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas

Local Government Code Chapters 51 and 211.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Blanco, Texas:

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

- A. Zoning District Created.** PDD-2025-_____ is hereby established consistent with *Attachment "A,"* which is attached hereto and incorporated into this Ordinance for all intents and purposes. Unified Development Code Chapter 4 [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to add the Zoning district identified as PDD-2025_____.
- B. Zoning Map Amended.** The official Zoning Map of the City is hereby amended to demarcate the boundaries of PDD-2025-_____ consistently with the boundaries of the Property delineated in the PD Master Plan, *Exhibit B* to *Attachment "A"*.
- C. PD Master Plan Approved.** The PD Master Plan attached as *Exhibit B* to *Attachment "A"* is hereby approved. The PD Master Plan, together with *Attachment "A,"* constitutes the development plan for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, *Attachment "A"* and the Exhibits.
- D. Administrative Approval of Minor Modifications.** In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator or Designee is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning and Zoning Commission or City Council. Examples of minor modifications shall be limited to slight adjustments to the internal street and drive alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. The City Administrator or Designee may approve minor modifications in writing following consultation with the City Engineer. Any appeal of the City Administrator's or Designee's determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.
- E. Unified Development Code.** The Unified Development Code shall be applicable to the Project,

except as specifically provided for by this Ordinance, ***Attachment "A"***, or the PD Master Plan.

F. Resolution of Conflicts. The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the Unified Development Code and this Ordinance, this Ordinance shall control. If a conflict arises between the terms of this Ordinance and the Exhibits, the terms of this Ordinance shall control. If a conflict arises between the charts included in the Exhibits and the illustrations contained in the Exhibits, the charts shall control.

G. Attachments and Exhibits Listed. The following attachment and Exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment "A" – Planned Development District No. 2025- _____ and Zoning Map

Exhibit A	Property Legal Description
Exhibit B	PD Master Plan
Exhibit C	Code Modifications Chart

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code

54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Unified Development Code as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, and Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

PASSED & APPROVED this, the 13th day of January 2026 by a vote of (ayes) to (nays) to 0 (abstentions) of the City Council of Blanco, Texas.

CITY OF BLANCO

By: _____
Candy Cargill, Mayor

ATTEST:

Callie Ann Alex, City Secretary

Attachment “A”

City of Blanco

UNIFIED DEVELOPMENT CODE

SECTION 4.10: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. 2025

ARTICLE I. GENERAL PROVISIONS

1.1. Popular Name. This Chapter shall be commonly cited as the “PDD-2025-_____ Ordinance”, also referred to as “this Ordinance” herein.

1.2. Scope. This Ordinance applies to the Property, as more particularly described in *Exhibit A* to *Attachment “A”*.

1.3. PD Master Plan. The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.

1.4 Definitions. Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

City: The City of Blanco, an incorporated Type A, general-law municipality located in Blanco County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Blanco, Texas. The term also includes the City Administrator’s designee.

City Council: The governing body of the City of Blanco, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the City of Blanco Texas.

Code, City's Code of Ordinances or City of Blanco Code of Ordinances: The entirety of the City's ordinances, regulations and official policies in effect as of January 13, 2026, except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. This term does not include Zoning or Building Codes, Sign Ordinance, or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Owner: Cory Pavlica General Contractor (CPGC), and their successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on the PD Master Plan on ***Exhibit B***.

Property: The land as more particularly described in ***Exhibit A***.

Unified Development Code: Chapter in City of Blanco Code of Ordinances promoting the public health, safety, welfare and quality of life of the present and future citizens of the City of Blanco.

ARTICLE II. DEVELOPMENT STANDARDS

2.1. General Regulations. Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Unified Development Code.

2.2. Phasing. The Property shall be developed in one phase as shown on the PD Master Plan.

2.3. Permitted Uses.

2.3.1. Base Zoning: The Base Zoning District for the Property shall be Residential Transitional (R5), which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.

2.3.2. Additional Allowed Uses to Base Zoning District: In addition to the uses permitted by right within the Residential Transitional, R5 zoning district, the following additional uses shall be permitted only when such uses are conducted and developed in substantial conformance with the site plan contained within ***Exhibit B***:

- a. Hotel/Lodging - Short Term Rentals-up to 8 units (including Recreational Vehicles)
- b. Event Facility of up to 2000 sq feet

c. Outdoor Entertainment

No other variances from the Base Zoning District of R5 are part of this Ordinance other than the Code Modifications in ***Exhibit "C"***.

2.4. Design Specifications:

2.4.1 Impervious Cover. The Property may be developed with an Impervious Cover Percentage that does not exceed cumulatively and in the aggregate seventy percent (70%).

2.4.2 Building Height. No building shall exceed 35 feet in height, measured from finished grade to the highest parapet exclusive of entries and other design elements.

2.4.3 Buffers

- (a) **Minimum Buffer:** Event Center shall be at least one hundred and fifty (150) feet from adjacent residential lots.
- (b) **Fence:** A fence at the height of at least six (6) feet and vegetative screening shall be constructed along the entire length of the east property line and north property line of San Saba Estates Lot 1 as shown in the Master Plan in ***Exhibit "B"***; and

2.4.4 Final Plat/Construction Drawings. All street, drainage, and water and wastewater infrastructure and lot grading and storm water detention facilities will be designed by a Civil Engineer licensed in Texas. The Engineer will be engaged by the Owner. The Engineer will prepare and submit construction drawings to the City's Engineer for review and approval at time of Final Plat application.

2.4.5 Tree Preservation. Tree preservation and planting will be in compliance with the City of Blanco Landscape Ordinance, UDC, Section 5.11.

2.4.6 Open Space. Open spaced shall be provided as shown in the PD Master Plan, **Exhibit "B"**, and shall comply with City Ordinance related to open space requirements in the city's general requirements for landscaping and buffering.

2.5 Access

2.5.1 Traffic Impact Analysis. Owner will provide a Traffic Impact Analysis (TIA) if required by the City Engineer. The TIA shall be provided to the City and approved prior to plat approval.

2.6 Utilities. Proposed utilities within the Property are available as described below:

- a. Sanitary Sewer.** There is an existing City-owned wastewater line located along the eastern and southern borders of the Property and the City shall allow a wastewater service tap for the development.
- b. Water Supply.** There is an existing City-owned water line located at or near the frontage of the Property and the City shall allow domestic and fire service water line taps for the development.
- c. Electric Service.** Owner shall tie into the existing overhead electric lines located onsite. The overhead electric lines to be installed by Pedernales Electric Cooperative. Owner shall grant and/or obtain any necessary public utility easements for Pedernales Electric Cooperative to allow for extension of the electric lines to serve the Property.
- d. Communication Lines.** Local area service provider(s) shall be selected by Owner to provide telephone, fiber, cable and other communication services for the Property. Easements shall be established as necessary for such service.

2.7 Landscaping. Notwithstanding the City's standard landscaping requirements the following additional landscaping requirements shall apply for any future development of the subject property that includes event facility or indoor and/outdoor entertainment uses and activities:

- (a)** canopy trees (minimum 3-inch caliper at the time of planting) be planted every 40 feet along the frontage of Lots 1 and 2 abutting San Saba Court; and
- (b)** canopy trees (minimum 3-inch caliper at the time of planting) be planted every 40 feet along the eastern boundary of Lot 1, located no further than 15 feet from the property line.

2.8 Noise. Notwithstanding the City's standard noise regulations, amplified sound, amplified music or other amplified noise is allowed only during the hours of 7:00 a.m. to 9:00 p.m.

2.9 Lighting. All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Section 5.12, Unified Development Code of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner will be required to operate and maintain the lighting within the Project according to the Applicable Rules.





Warren Escovy <cityadmin@cityofblancotx.gov>

Judge's Hill PDD Package

Warren Escovy <cityadmin@cityofblancotx.gov>

Wed, Dec 24, 2024 at 10:10 AM

To: Matt Wit <mw@mbdesignstudio.com>, Mary Bledsoe <mb@mbdesignstudio.com>

Cc: Laura Mueller <laura@bakerattorneys.com>, Tim Tuggey <tnt@timtuggeylaw.com>, Callie Ann Alex <citysec@cityofblancotx.gov>

Bcc: Brandon Melland <brandon@mlland.city>

Good Morning Matt,

I apologize for the delay on the comments but I took the afternoon off and once I got back to my house around 6pm ish I found that Brandon's comments were more extensive than I had anticipated and didn't want to send you the comments and the PDD redline without having reviewed them and speaking to him on each request so that we have a full understanding of the request. His review will be seen in it's entirety by the P&Z Commission along with my comments where I may agree or disagree with his corrective measures with my comments in GREEN and the planners in RED.. The City Attorney will have an opportunity to review and comment on the PDD after P&Z makes their recommendation. Brandon and I will continue to look at certain aspects of the PDD. What I will say is that it is the City's intention for the PDD to be specific to your client's project and not open-ended so it can be used for another purpose. Here are the suggestions with the PDD redline:

----- Forwarded message -----

From: Brandon Melland <brandon@mlland.co>
 Date: Tue, Dec 23, 2024 at 6:36 PM
 Subject: Fwd: Judge's Hill PDD Package
 To: Warren Escovy <cityadmin@cityofblancotx.gov>

Not sure if you have sent yet but I added a sentence below regarding removing Exhibit C. I do not think it is necessary if you have a base zoning of R-5 with the added Outdoor Entertainment and Event Facility uses. Thanks!

Begin forwarded message:

From: Brandon Melland <brandon@mlland.co>
Subject: Re: Judge's Hill PDD Package
Date: December 23, 2024 at 2:29:39 PM CST
To: Warren Escovy <cityadmin@cityofblancotx.gov>

Here you go Sir! Redlined draft ordinance attached and my previous comments (with status) below!
 Thanks and Merry Christmas!

-Brandon

1. Base zoning of R-5, Residential Transition District; and.

Comment Status: Resolved

2. the following additional uses and activities be allowed only with an approved site plan and subject to the following limitations:

- up to eight (8) stand-alone cabins for overnight lodging; and
- an event facility; and
- outdoor entertainment; and

Comment Status: Not resolved. Pending applicant acceptance of proposed redlines to draft PDD ordinance. Also recommend removing Exhibit C. Not necessary.

3. notwithstanding the City's standard noise regulations, amplified sound, music or other noise associated with activities not permitted by right within the R-5 District, shall be limited to the hours of 7:00 am to 9:00 pm all days of the week; and

Comment Status: Not resolved or addressed by applicant in proposed draft PDD ordinance. Provision added by City Consultant. Pending applicant acceptance of proposed redlines to draft PDD ordinance. The City can apply noise regulations greater than what is in the ordinance to protect neighborhoods for people requesting variances and zone changes however, we are reluctant to do so. I would look at 10PM limited hours on the weekdays and either 10pm or 11pm on the weekends. I'm still researching that.

4. no ingress or egress shall be permitted from Jennifer Lane, for any future development of the subject lots that includes an event facility or outdoor entertainment uses and activities; and

Comment Status: Not resolved. Pending Fire Marshal confirmation of applicability of Section D104 IFC, regarding proposed secondary ingress, agree onto Jennifer Lane. If Fire Marshal confirms the a second ingress/egress is not required, I recommend a circular or hammerhead turnaround. I have a call into the firemarshal and will verify this before the P&Z meeting.

5. that the following site elements be installed for any future development of the subject lots that include event facility or indoor and/outdoor entertainment uses and activities:

- that canopy trees (minimum 3 inch caliper at the time of planting) be planted every 40 feet along the frontage of Lots 1 and 2 abutting San Saba Court; and
- that an 8-foot privacy fence be constructed along the entire length of the east property line of Lot 1 and the south property line of Lots 2; and Along LOT1 of San Saba Estates Sec 1 Staff is looking for an 8' Masonry or concrete fence for maximum noise reduction (parking lot next to a single family home). Along the entire length of the east property line of Lot 1 and south property line of Lots 2 of the proposed project an opaque privacy fence (wood) 8' in height would be required for privacy and sound reduction
- that canopy trees (minimum 3 inch caliper at the time of planting) be planted every 40 feet along the eastern boundary of Lot 1, located no further than 15 feet from the property line.

Comment Status: Not resolved or

addressed by applicant in proposed draft PDD ordinance or site plan in Exhibit B. Provision added by City Consultant. Pending applicant acceptance of proposed redlines to draft PDD ordinance.

On Dec 22, 2025, at 6:52 PM, Melland & City <brandon@mlland.city> wrote:

Hey fyi my report just quotes what the neighborhood said about strip clubs... I knew they aren't allowed anyway.. thanks for forwarding!

Sent from my iPhone

On Dec 22, 2025, at 4:45 PM, Warren Escovy <cityadmin@cityofblancotx.gov> wrote:

FYI

----- Forwarded message -----

From: Matt Wit <mw@mbdesignstudio.com>

Date: Mon, Dec 22, 2025 at 4:17 PM

Subject: Re: Judge's Hill PDD Package

To: Warren Escovy <cityadmin@cityofblancotx.gov>

Cc: Callie Ann Alex <citysec@cityofblancotx.gov>, Mary Bledsoe

<mb@mbdesignstudio.com>, Ross Corder <ross@hillcountrycivil.com>, Laura Mueller <laura@bakerattorneys.com>, Tim Tuggey <tnt@timtuggeylaw.com>

Hi Warren,

Thank you for looking at the PDD. Were you able to review the exhibits?

The primary feedback we heard at the City Council meeting, from the neighbors, and the consultant's report were: (1) concerns about parking adjacent to residential property; and (2) that straight commercial zoning provided for uses that are incompatible with surrounding uses. In order to address these issues, we: (1) added bar and related uses to the "prohibited uses" in the exhibit outlining uses; and (2) added an exhibit that shows where the masonry wall would separate the parking lot from the residential uses. In addition, we clarified that access would only be taken from San Saba Ct except for emergencies and limited the size of the event center and added a buffer between the event center from residential uses.

As relates to the consultant's report, he stated:

Therefore, the C-1 District, and the full menu of higher-intensity land uses that are permitted in the C-1 District, are not appropriate for the subject property. This does not mean that the applicants' proposed development concept is not appropriate for the subject property, however. It just means that a different zoning solution is necessary.

We addressed this comment as listed above, prohibiting certain high intensity uses. He specifically referenced "strip clubs" and "dance clubs" neither of which would be allowed if the PDD is approved as submitted.

He also mentions the issue of access not being allowed through the residential subdivision. This has been handled in the PDD language. The applicant has also addressed the privacy fence in the masonry wall.

Finally, his conclusion is that a PDD that limits the uses, and access should be presented. The applicant has done this.

Please let us know if there were any other specific concerns that we did not address in our package.

Best,
<image.png>

Matt Wit, Architecture & Technical Lead
m (512) 630-4884
e mw@mbdesignstudio.com
mbdesignstudio.com
Certified Woman Owned Business

From: Warren Escovy <cityadmin@cityofblancotx.gov>
Sent: Monday, December 22, 2025 10:49 AM
To: Matt Wit <mw@mbdesignstudio.com>
Cc: Callie Ann Alex <citysec@cityofblancotx.gov>; Mary Bledsoe

<mb@mbdesignstudio.com>; Ross Corder <ross@hillcountrycivil.com>;
Laura Mueller <laura@bakerattorneys.com>; Tim Tuggey
<tnt@timtuggeylaw.com>
Subject: Re: Judge's Hill PDD Package

Matt,

You'll have comments from our third party reviewer tomorrow morning. I will say that it appears that you didn't address any of his comments from a couple of weeks ago and merely took your concept and put it in PDD form. I have attached the City's comments from the report you and Mary received. Again, official comments to follow tomorrow morning.

Thanks

On Mon, Dec 22, 2025 at 10:02 AM Matt Wit <mw@mbdesignstudio.com>
wrote:

Hi Warren,

Please let me know if you need any additional information from us regarding the PDD package.

Would you be able to provide a few times that you and your team are available on Friday, December 26, to discuss the PDD process? We would like to ensure we have all required documents submitted and that we remain on track to meet the January 5 P&Z meeting and the January 13 City Council meeting.

Best,

<image.png>

Matt Wit, Architecture & Technical Lead

m (512) 630-4884

e mw@mbdesignstudio.com

mbdesignstudio.com

Certified Woman Owned Business

From: Warren Escovy <cityadmin@cityofblancotx.gov>
Sent: Friday, December 19, 2025 10:18 PM
To: Matt Wit <mw@mbdesignstudio.com>
Cc: Callie Ann Alex <citysec@cityofblancotx.gov>; Mary Bledsoe
<mb@mbdesignstudio.com>; Ross Corder
<ross@hillcountrycivil.com>; Laura Mueller
<laura@bakerattorneys.com>; Tim Tuggey
<tnt@timtuggeylaw.com>
Subject: Re: Judge's Hill PDD Package

Matt

Received, I will get it to the consultant tomorrow. Thanks

PLEASE USE NEW EMAIL cityadmin@cityofblancotx.gov

Warren Escovy

Blanco City Administrator
(830) 833-4525 ext. 105
(830) 330-1905 (cell)
cityadmin@cityofblancotx.gov



On Fri, Dec 19, 2025, 9:35 PM Matt Wit <mw@mbdesignstudio.com> wrote:
Hi Warren,

Please see the attached Judge's Hill ([172 San Saba Ct. Blanco, TX 78606](#)) PDD package. Please review it and let me know if you need any additional information or if you have any issues viewing the documents.

I will follow up with a phone call first thing Monday morning to confirm receipt of the PDD package and would also like to coordinate a meeting with you and your planning consultant on the 26th. Please let me know a few times that work best for you, and I will set up a Zoom meeting accordingly.

Best,
<Outlook-A black ba.png>

Matt Wit, Architecture & Technical Lead
m (512) 630-4884
e mw@mbdesignstudio.com
mbdesignstudio.com
Certified Woman Owned Business

[Quoted text hidden]

Blanco_Judges Hill PDD_2026.2 (BGM).docx
59K



Warren Escovy <cityadmin@cityofblancotx.gov>

Judge's Hill PDD Package

Brandon Melland <brandon@melland.city>
To: Warren Escovy <cityadmin@cityofblancotx.gov>

Tue, Dec 30, 2025 at 8:57 PM

Evening Sir! Overall, I think we are there on this! It doesn't look like they made any updates to the site plan, but they accepted the landscaping and prohibition on access to Jennifer Lane in the PDD document, as well as most the other significant redlines I made, such as eliminating the really loose adherence to the site plan they were proposing.

I'm totally fine with them not adding the trees to the site plan, but I do recommend they remove the fire access to Jennifer Lane though. I am putting that in my formal P&Z recommendation below.

The only other unresolved issue is the wall/fence along the entire east side of Lot 1 of the subject tract, which I think is my fault. I didn't ask for it properly. They had originally proposed a wall on the south side of Lot 1, San Saba Court. I got that mixed up with the subject tract, which I actually Lot 1, Blanco Station! San Saba Court is the plat for the Jennifer Lane Lots. I revised the wording in the redlines in the attached working PDD document. Maybe give them the chance to accept that before P&Z, and then we could remove that from the recommendations below and less to discuss at the meeting! :)

Draft P&Z Staff Report Recommendations:

1. that an eight (8)-foot masonry wall or combination of capped wood with masonry pilasters spaced no further than 20 feet, shall be constructed along the entire length of the east property line and north property line of San Saba Estates Lot 1, Blanco Station Subdivision and the south property line of Lots 2, Blanco Station Subdivision; and
2. that the Master Plan in Exhibit B be revised to remove the proposed fire lane ingress and egress from the subject property to Jennifer Lane.

I'm around all morning if you want to discuss further and thanks again!

-Brandon

On Dec 29, 2025, at 3:54 PM, Warren Escovy <cityadmin@cityofblancotx.gov> wrote:

Blanco_Judges Hill PDD 12.29.2025 (BGM).docx
56K

EXHIBIT A to ATTACHMENT A
PROPERTY LEGAL DESCRIPTION

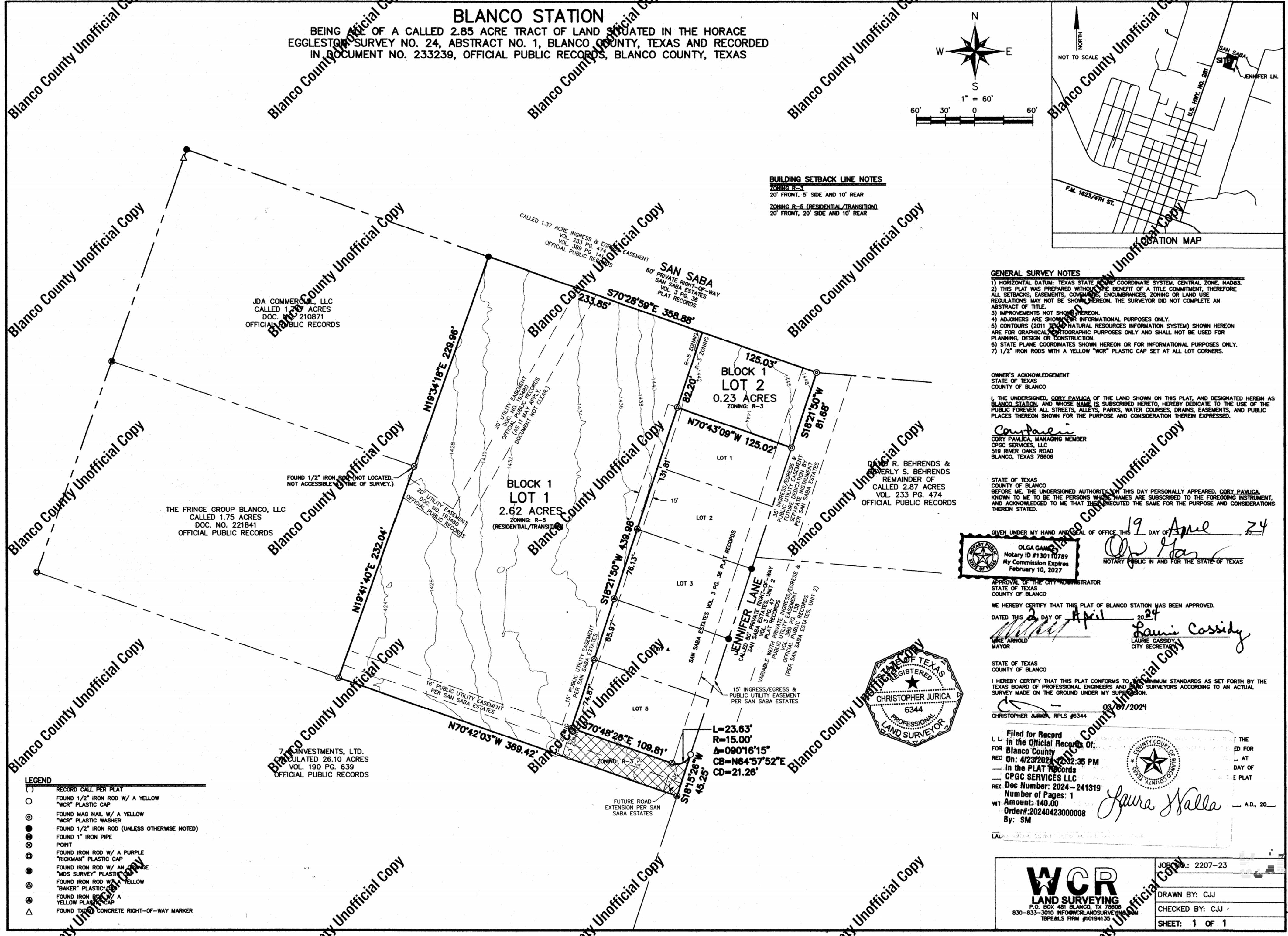


EXHIBIT B to ATTACHMENT A

PD MASTER PLAN

Judge's Hill Informational Statement
PDD 2025-_____

Judge's Hill is a thoughtfully planned, single-phase, multi-building retreat on a 2.85-acre site in Blanco. The project is designed to celebrate the spirit of the Texas Hill Country while bringing meaningful new opportunities to the community.

At the heart of the project is the careful renovation of the historic limestone home currently on the property, which will be expanded into a restaurant while preserving its original character and features. Surrounding it will be a thoughtfully curated collection of new amenities, including:

- A wedding venue to attract visitors and tourists from across the region
- Ten overnight guest cabins to support local tourism
- A gourmet food and gift shop highlighting local artisans
- A stone-oven pizzeria and a nostalgic sno-cone stand
- A flexible outdoor gathering lawn for community events and children's movie nights.

Every element has been carefully designed around the site's numerous heritage trees, preserving the natural beauty that makes Blanco special. The plan also incorporates innovative strategies for water reclamation and conservation, reflecting a long-term commitment to stewardship. Ample green spaces, open lawns, and a nature playground will provide families and children with room to play, explore, and connect with the landscape.

This Master Plan for the Planned Development District meets the vision of the Comprehensive Plan by providing for community development and economic development, including providing venues that will create jobs while also providing additional access to recreational activities for individuals of all ages. The retail and gourmet food shop meet the City's goal of entrepreneurial development by a resident and provided additional options for grocery and retail. In addition, the project will showcase a historic structure, complimenting the City of Blanco's goal of historic preservation and historic tourism.

We believe Judge's Hill will become a beloved destination—one that creates new jobs, strengthens the local economy, supports small businesses, and enhances the charm and vitality of the City of Blanco.

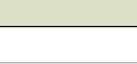
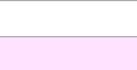
READING TABULATIONS:

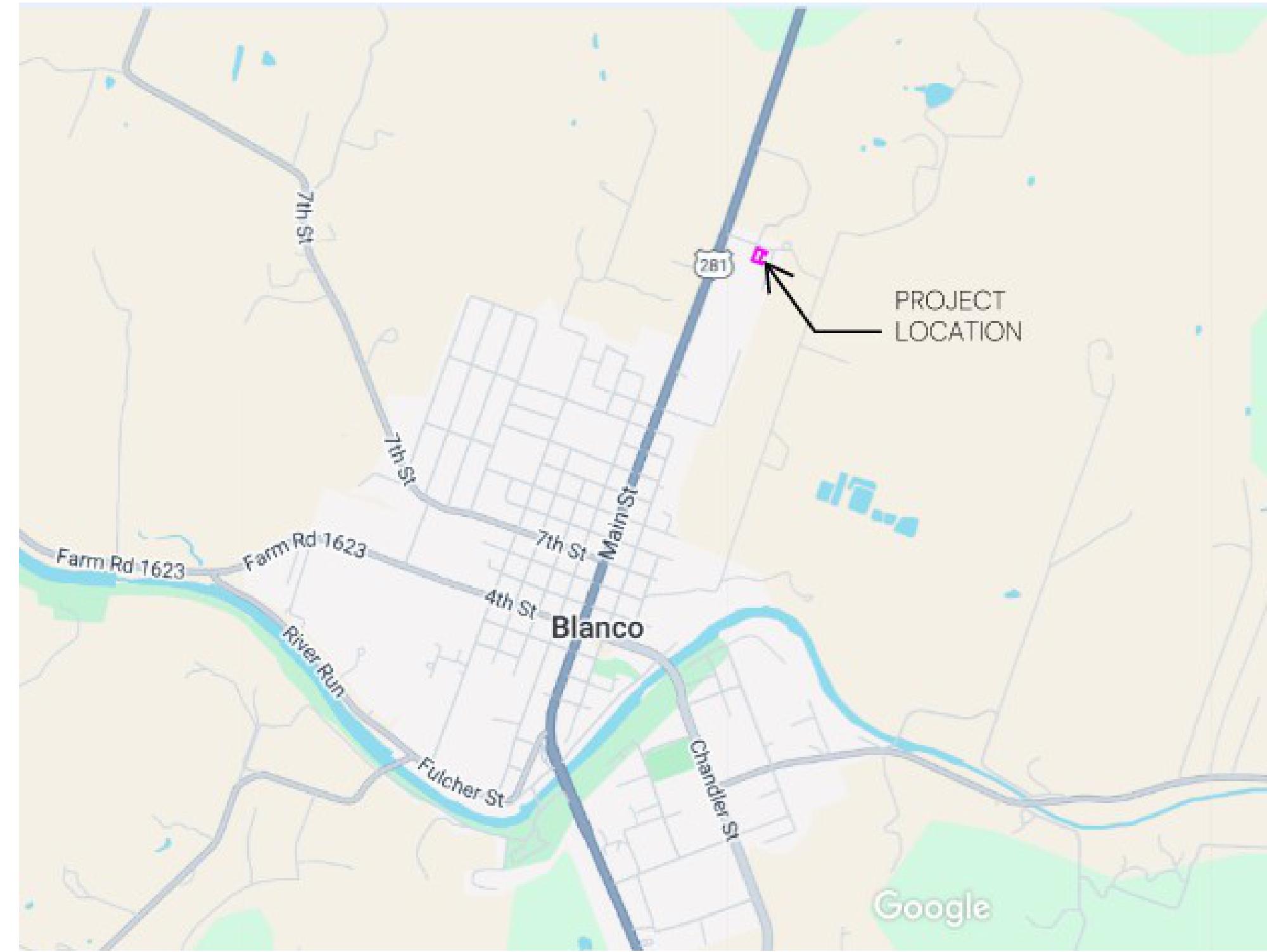
CRO CABIN #1: 252 SQ. FT.
CRO CABIN #2: 234 SQ. FT.
CRO CABIN #3: 243 SQ. FT.
BIN A: 387 SQ. SF.
BIN B: 387 SQ. FT.
BIN C: 387 SQ. SF.
BIN D: 387 SQ. FT.
BIN E: 458 SQ. FT.
URMET MARKET: 1,528 SQ. FT.
VENT HALL: 1,844 SQ. FT.
VENT HALL RR's & STORAGE: 704 SQ. FT.
STAURANT / KITCHEN: 2,636 SQ. FT.
ZZERIA: 1,665 SQ. FT.
O-CONE STAND: 132 SQ. FT.
AGE: 442 SQ. FT.
AGE RR's: 230 SQ. FT.
QUARE FOOTAGE: 11,916 SQ. FT.
OCK1LOT1 - 2.62 ACRES
OCK1LOT 2 - 0.23 ACRES
OTAL SITE ACRES = 2.85

TE PARKING TABULATIONS:

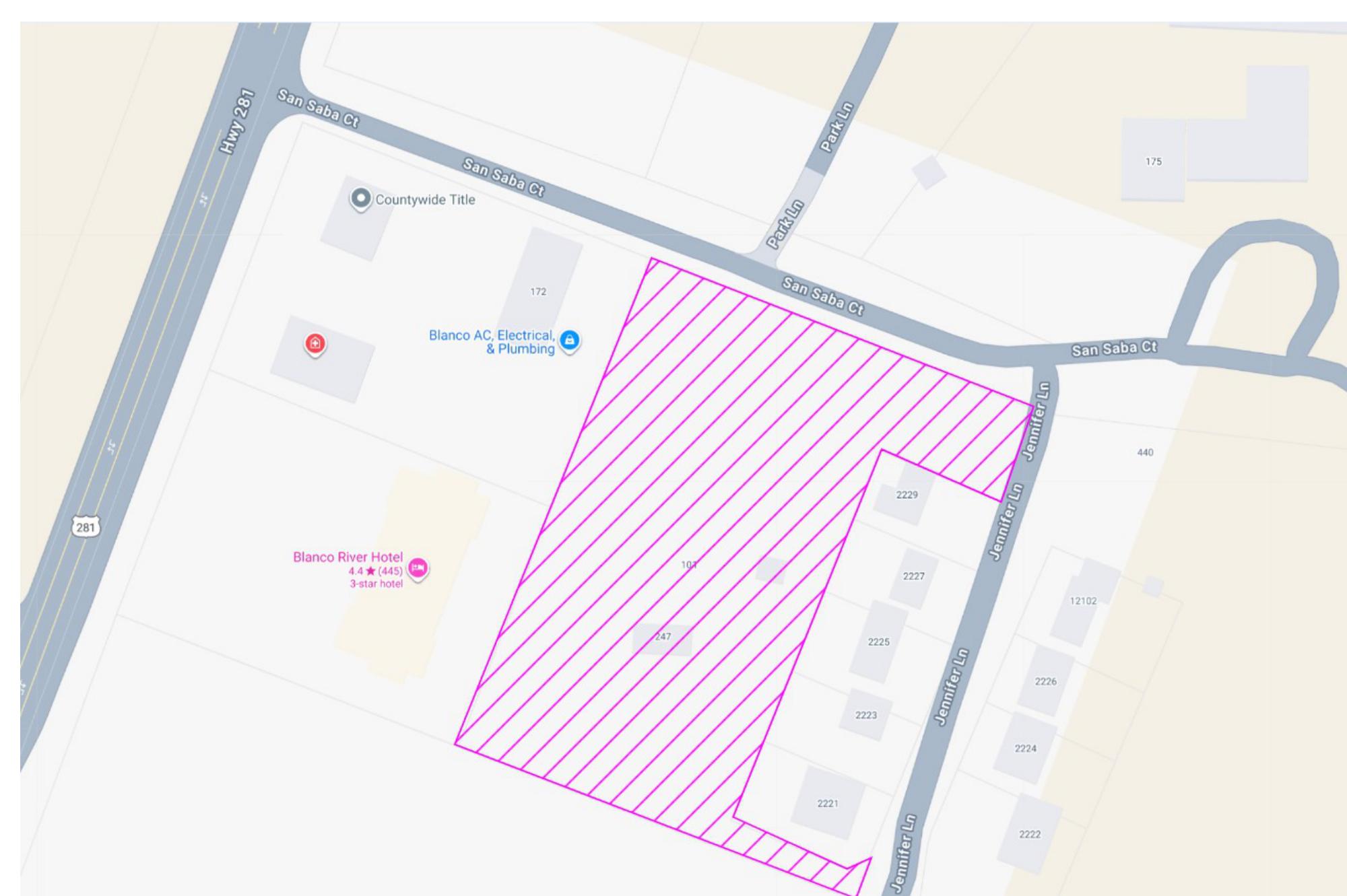
22 - PARKING SPACES
2 - HC PARKING SPACE (1 STANDARD &
1 VAN HC SPACE)
TOTAL PARKING = 24 SPACES

AND USE LEGEND:

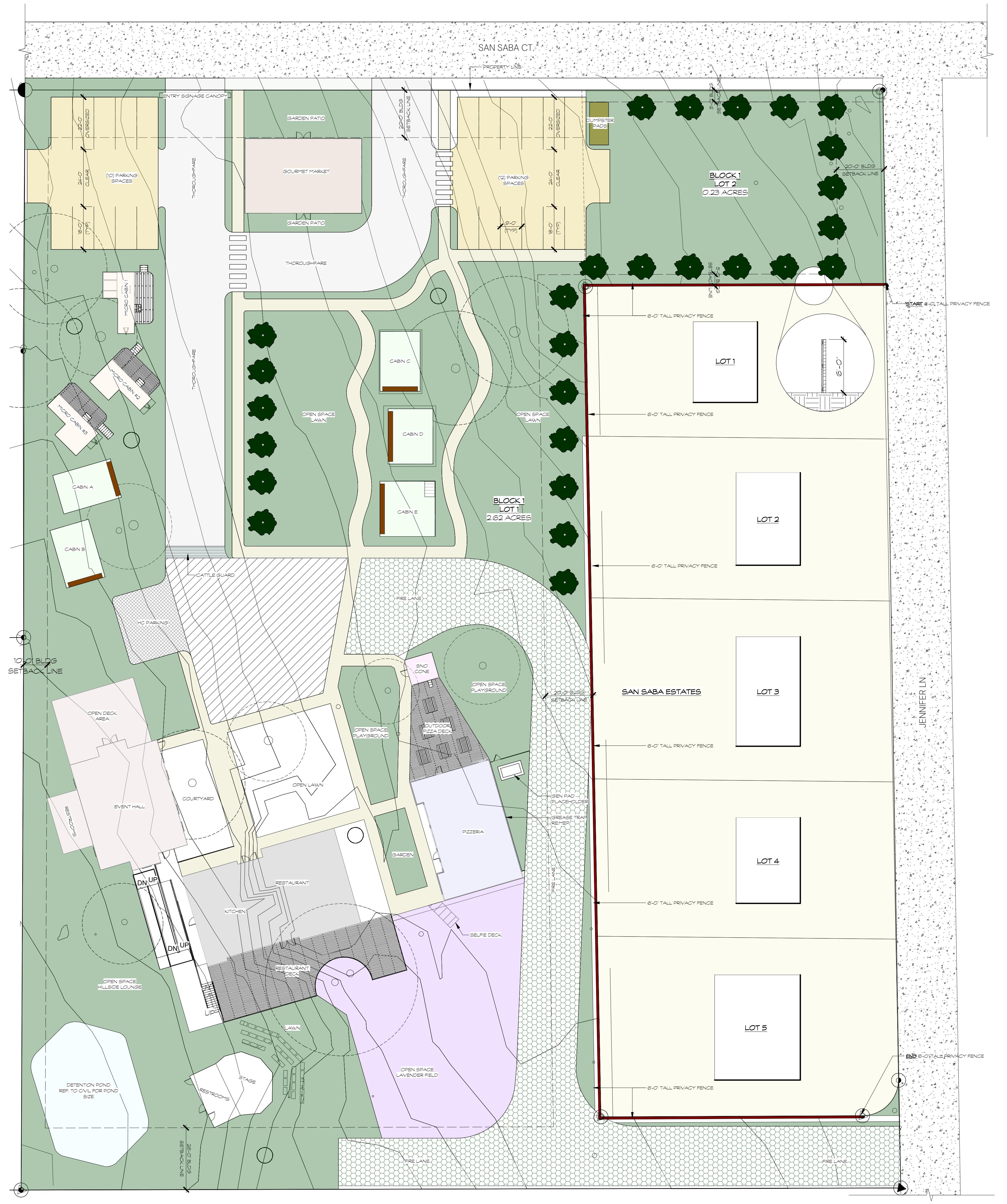
	FIRE LANE
	THOROUGHFARE
	CRUSHED GRAVEL PARKING
	PAVED MOTOR COURT
	OPEN SPACE - LAVENDER FIELD
	OPEN SPACE - LAWN & PLAYGROUND
	DECOMPOSED GRANITE TRAILS
	SAN SABA ESTATES
	DETENTION POND
	COVERED DUMPSTER
	GOURMET MARKET
	MICRO CABIN'S
	CABIN'S
	SNO CON
	PIZZERIA
	RESTAURANT & KITCHEN
	EVENT HALL
	DUMPSTER PAD
	HERITAGE TREE CANOPY
	PLANTED MIN. 3" CANOPY TREE'S



VICINITY MAP - 172 SAN SABA CT. BLANCO, TX 78606



VICINITY MAP - 172 SAN SABA CT. BLANCO, TX 78606



1 ARCHITECTURAL SITE PLAN

SCALE

SCALE: 3/6

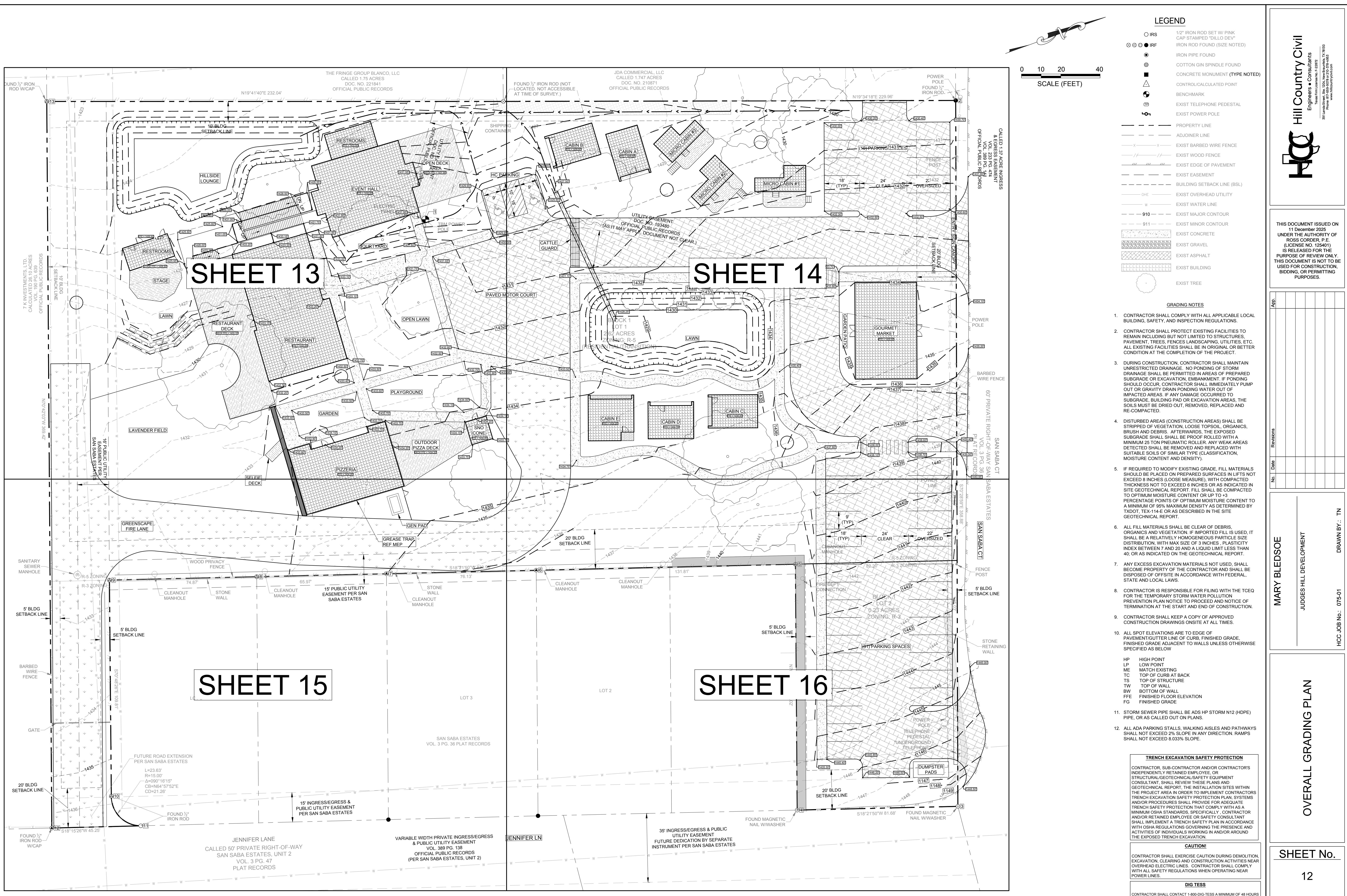


Exhibit C
Code Modifications Chart

Ordinance	Description	Requirement	Requested Variance	Justification
UDC, 5.9	Cut and Fills	No fill on any building site shall exceed a maximum of six feet (6') of depth, except as approved by the City Engineer, in the areas designated as permanent on-site spoils disposal sites; provided, however, that fill placed under foundations with sides perpendicular to the ground, or with pier and beam construction, need not comply with this requirement.	Fill up to ten (10) feet for building pads.	To respond to topographic conditions.
UDC, 5.4	Impervious Cover	Maximum Lot Coverage of fifty percent	Maximum Impervious Cover of seventy percent	To reflect the commercial and residential uses. The project will only be one lot.
UDC, 7.3	Parking	General Parking Requirements	Have less parking spots than the minimum required.	Tree Preservation and removed parking in response to comments.

MARY BLEDSOE DESIGN STUDIO

JUDGE'S HILL
172 SAN SABA COURT, BLANCO, TX 78606

BUILDING TABULATIONS

- MICRO CAFÉ #1 225 SQ. FT.
- MICRO CAFÉ #2 231 SQ. FT.
- MICRO CAFÉ #3 243 SQ. FT.
- CAFÉ B 372 SQ. FT.
- CAFÉ B 372 SQ. FT.
- CAFÉ C 387 SQ. FT.
- CAFÉ D 387 SQ. FT.
- CAFÉ E 458 SQ. FT.
- GOURMET MARKET: 1526 SQ. FT.
- EVENT HALL 1644 SQ. FT.
- EVENT HALL RFP & STORAGE 704 SQ. FT.
- RESTAURANT / KITCHEN: 2836 SQ. FT.
- PIZZERIA: 1665 SQ. FT.
- SNO-CONE STAND: 12 SQ. FT.
- STAGE: 442 SQ. FT.
- STAGE: 242 SQ. FT.
- TOTAL SQUARE FOOTAGE: 11,874 SQ. FT.**
- BLOCK 1 LOT 1 - 762 ACRES
- BLOCK 1 LOT 2 - 0.25 ACRES

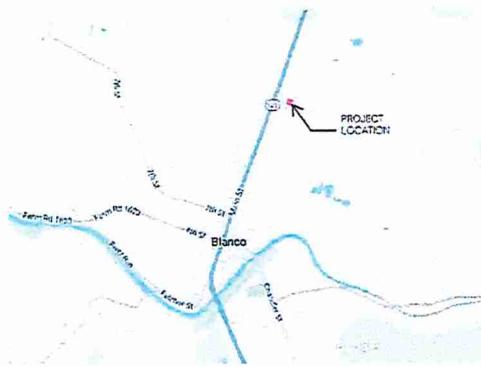
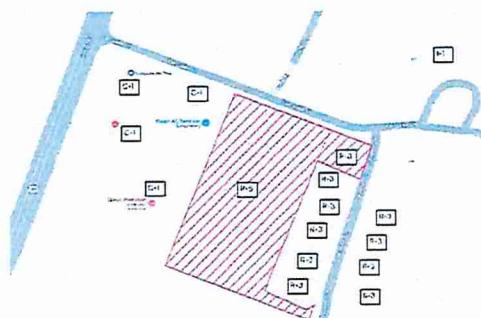
LAND USE:

-  FIRE LANE
-  THOROUGHFARE & PARKING
-  PAVED MOTOR COURT
-  OPEN SPACE - U VENDER FIELD
-  OPEN SPACE - LAWN & PLAYGROUND
-  DECOMPOSED GRANITE TRAILS
-  SAN SABA ESTATES
-  DETENTION FOND
-  COVERED DUMPSTER
-  GOURMET MARKET
-  MICRO CABINS
-  CABINS
-  SNO CON
-  PIZZERIA
-  RESTAURANT & KITCHEN
-  EVENT HALL

1 ARCHITECTURAL SITE PLAN

VICINITY MAP - 172 SAN SABA CT. BLANCO, TX 78606

VICINITY MAP - 172 SAN SABA CT. BLANCO, TX 78606

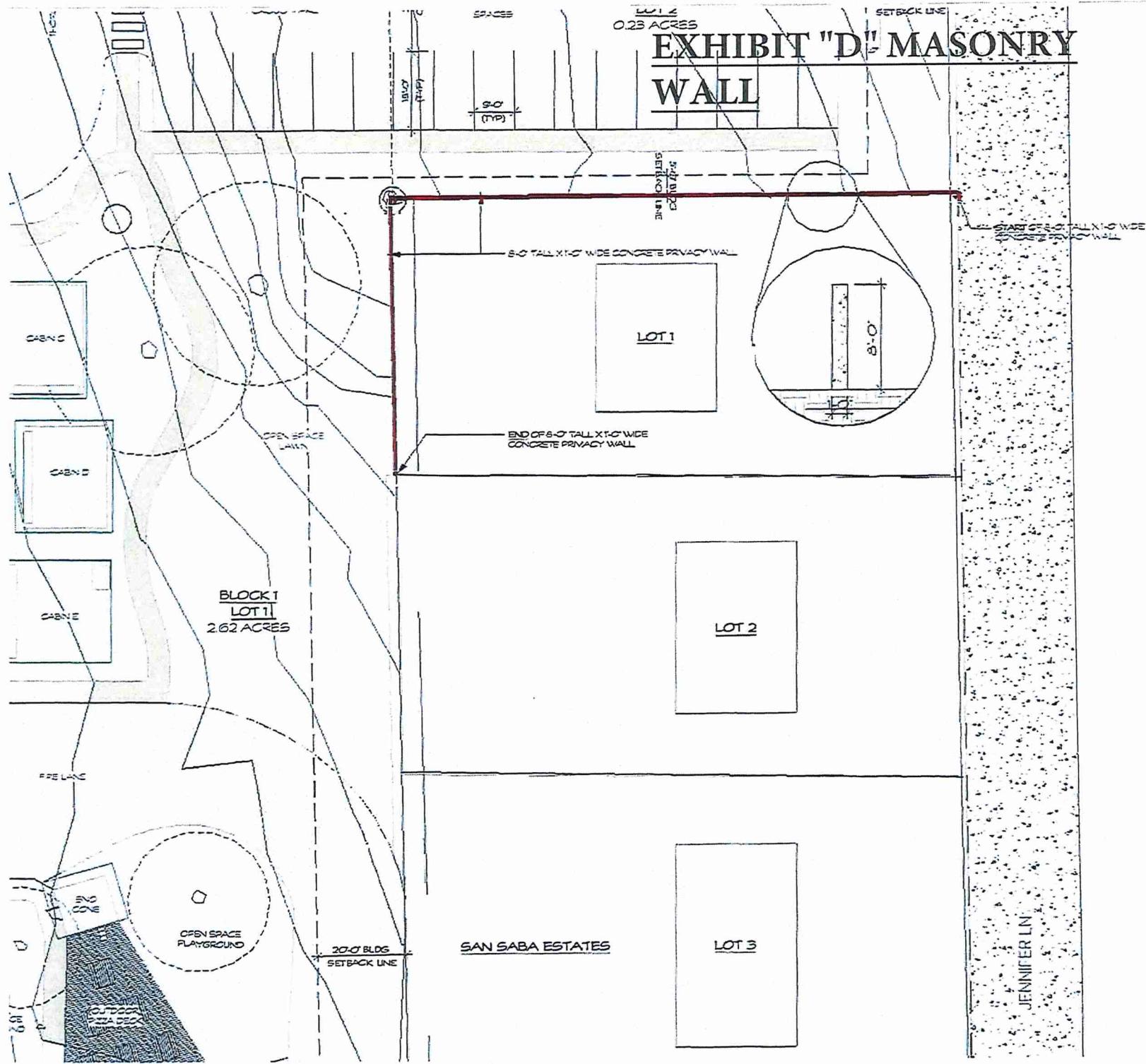


3/26/2025
Page No 2501.05
PROJECT STATUS

100

A1.1E

**EXHIBIT "D" MASONRY
WALL**



Project Name: Judges Hill

Lot Area: 2.85 Acres

Prepared By: Hill Country Civil - Ross Corder, PE

Legal Description: Lot 1 and Lot 2, Blanco Station Subdivision

Land Use	ITE Code	PHT Rate	Total SF	Number of Rooms	PHT
Event Center/Market/Seating (Multi Recreational Facility)	435	3.58	4076		14.59
Cabin Rental Units (Resort Hotel)	330	0.41	0	10	4.10
Pizzeria/Kitchen/Restaurant/Sno-Cone (Fast Casual Restaurant)	930	12.55	4433		55.63
			Total PHT		74.33

Reference: ITE Trip Generation Manual (11th Edition)

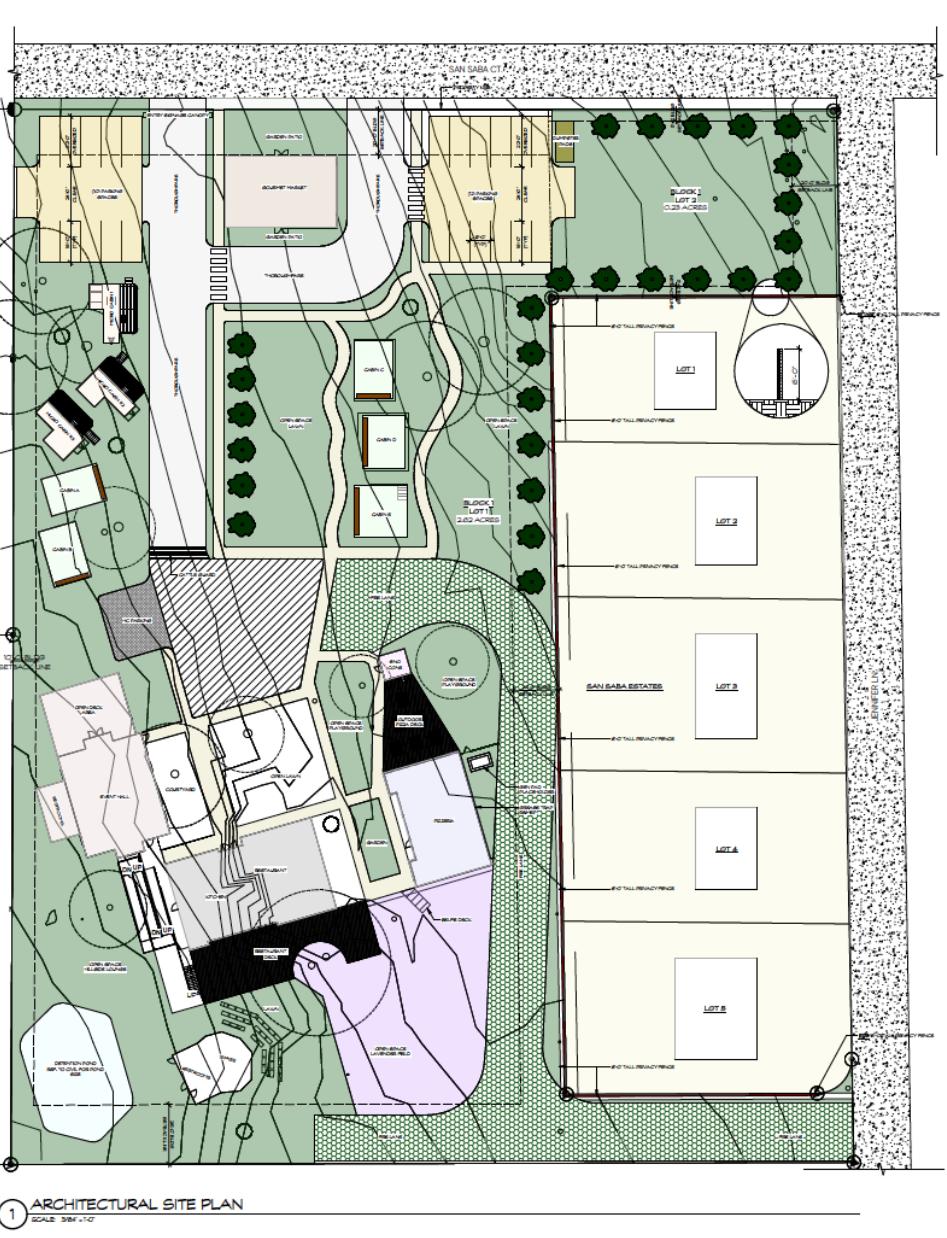


Judge's Hill Planned Development District

San Saba Court, Blanco, Texas

City Council
January 5, 2026





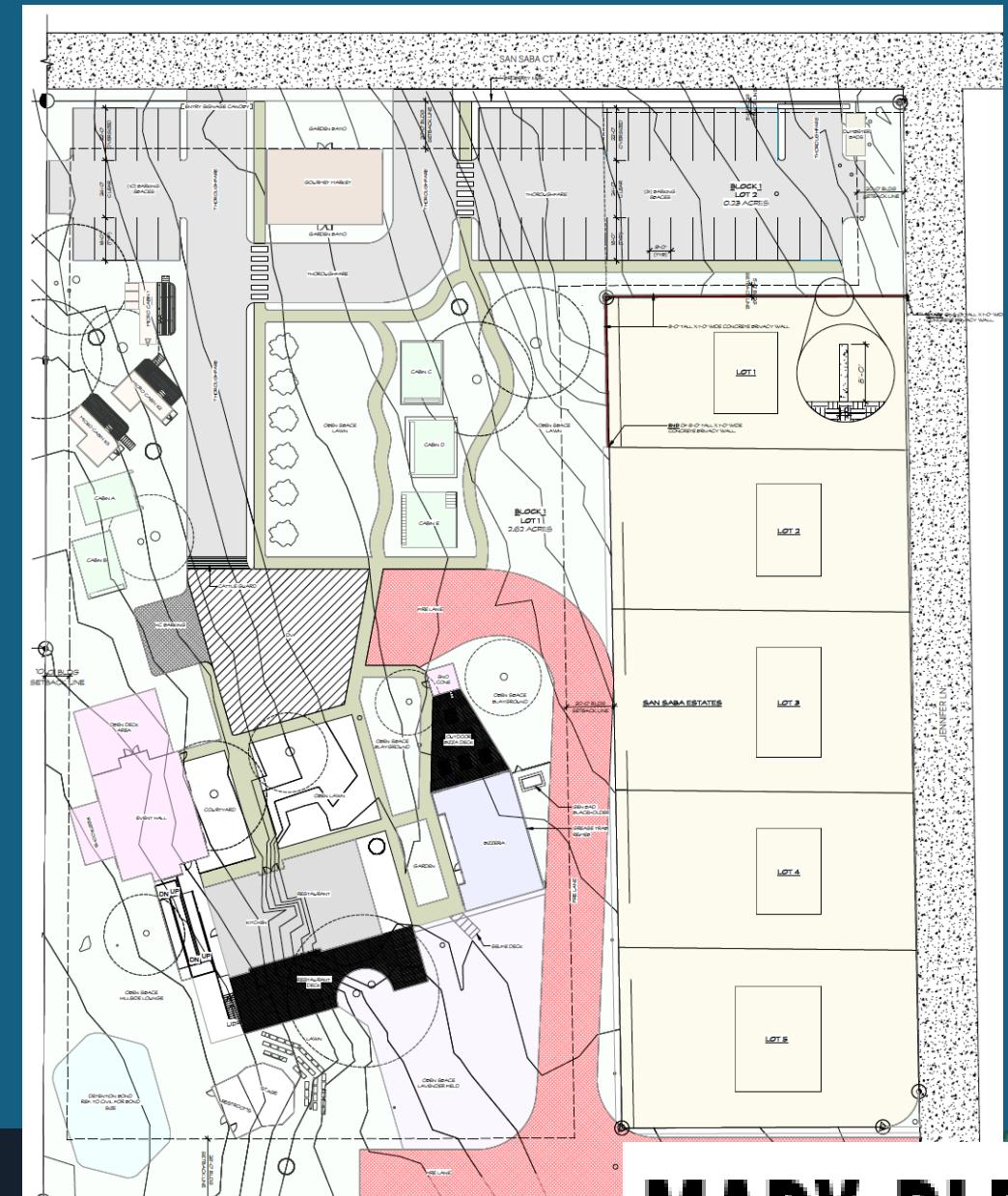
MARY BLEDSOE DESIGN STUDIO

& O'Brien

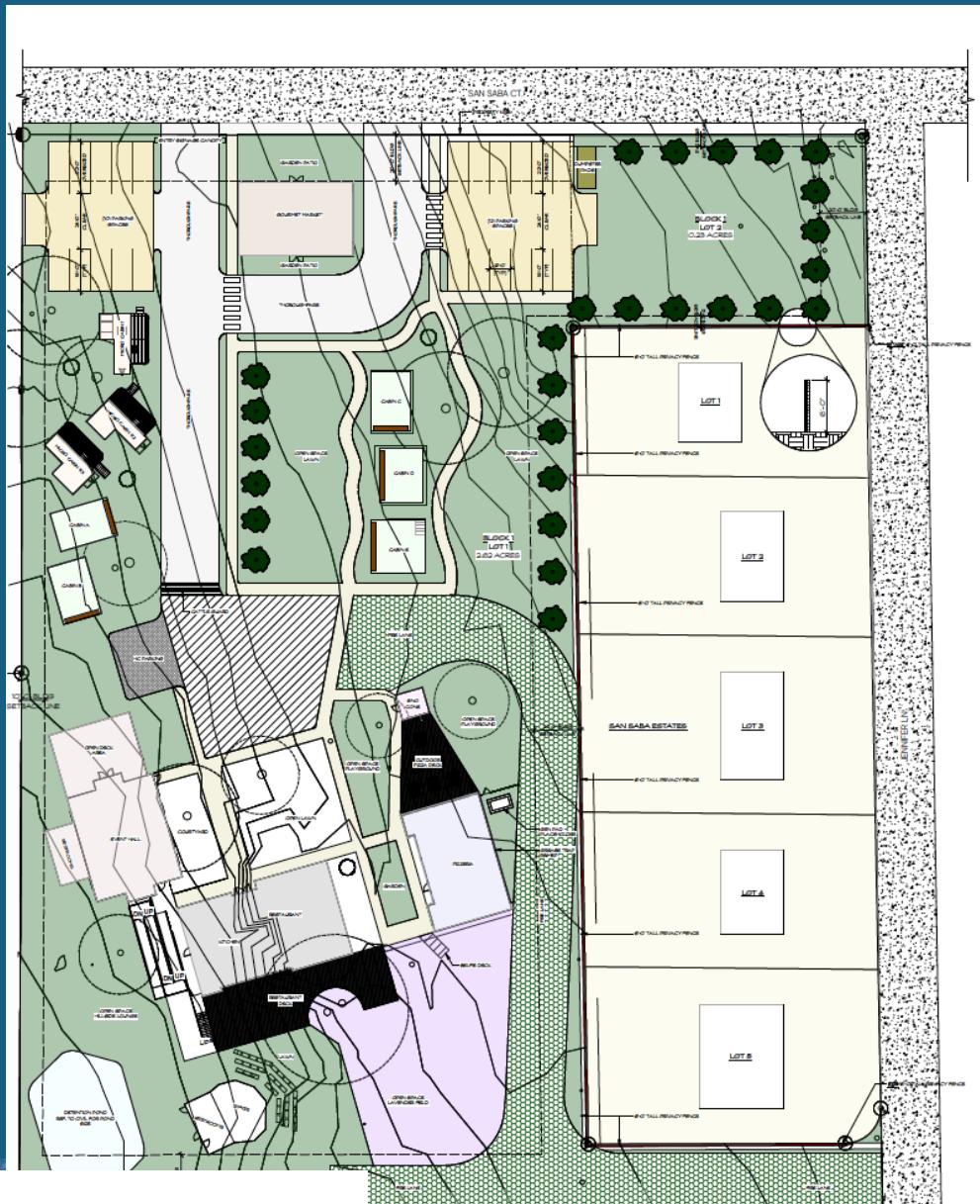
PLANNED DEVELOPMENT DISTRICT – JUDGE'S HILL

1. Includes Ordinance which provides base zoning district, restrictions, and code modifications.
2. Exhibits incorporate Master Plan and Code Modification Chart.





Previous Plan



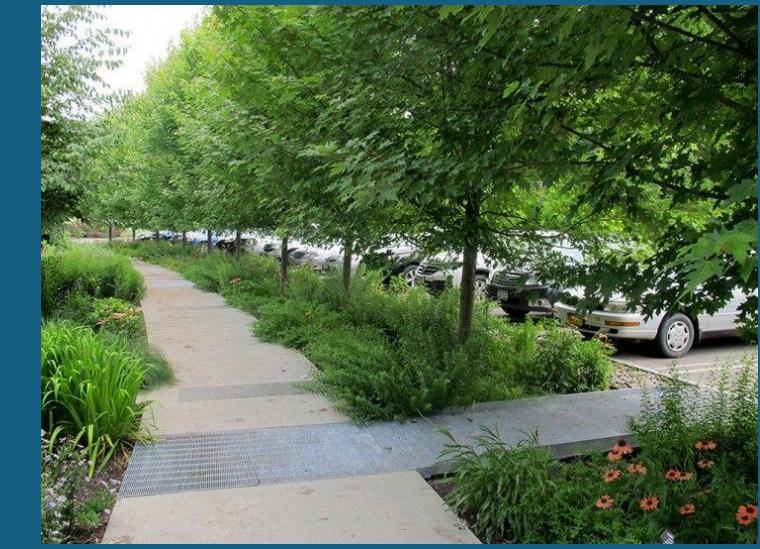
- Remove Parking
- Shows more planned landscaping
- Shows potential fire lane as vegetation

MARY BLEDSOE DESIGN STUDIO

PLANNED DEVELOPMENT DISTRICT – JUDGE'S HILL

Zoning District that includes additional restrictions responsive to neighbors and City's requests.

1. Base Zoning is R-5 – Limits Uses – No Bars/Clubs
2. Removed parking lot adjacent to San Saba Estates
3. Zoning based on Site Plan attached as master plan
4. Limits Amplified Sound to 7 am to 9 pm
5. Vegetative Buffer between project and San Saba Estates
6. Complies with City's Comprehensive Plan



APPLICANT'S REQUEST – CORY PAVLICA

1. Approval of Presented Planned Development District Ordinance and Exhibits; or, in the alternative; or
2. Approval with Conditions for modifications to Ordinance or Exhibits.

QUESTIONS?



OLD BUSINESS

ITEM #2



City of Blanco

P.O. Box 750 Blanco, Texas 78606

Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 1-13-26

DESCRIPTION: STR application at 303 Chandler Place

ANALYSIS: Application for a non-owner occupied Short term rental at 303 Chandler Place which is currently in operation. It was not believed that there was another STR on the block but there ended up being two. It was heard on the November 18th Council Meeting and kicked back eventually to P&Z in January because of two non-owner occupied STR units within the same block on 631 Academy which is two lots away. The proposed STR has been operating for over a year out of compliance.

P&Z originally recommended approval of the application but it was later discovered that two non-owner occupied units are within the block which is contrary to guidance in the STR ordinance.

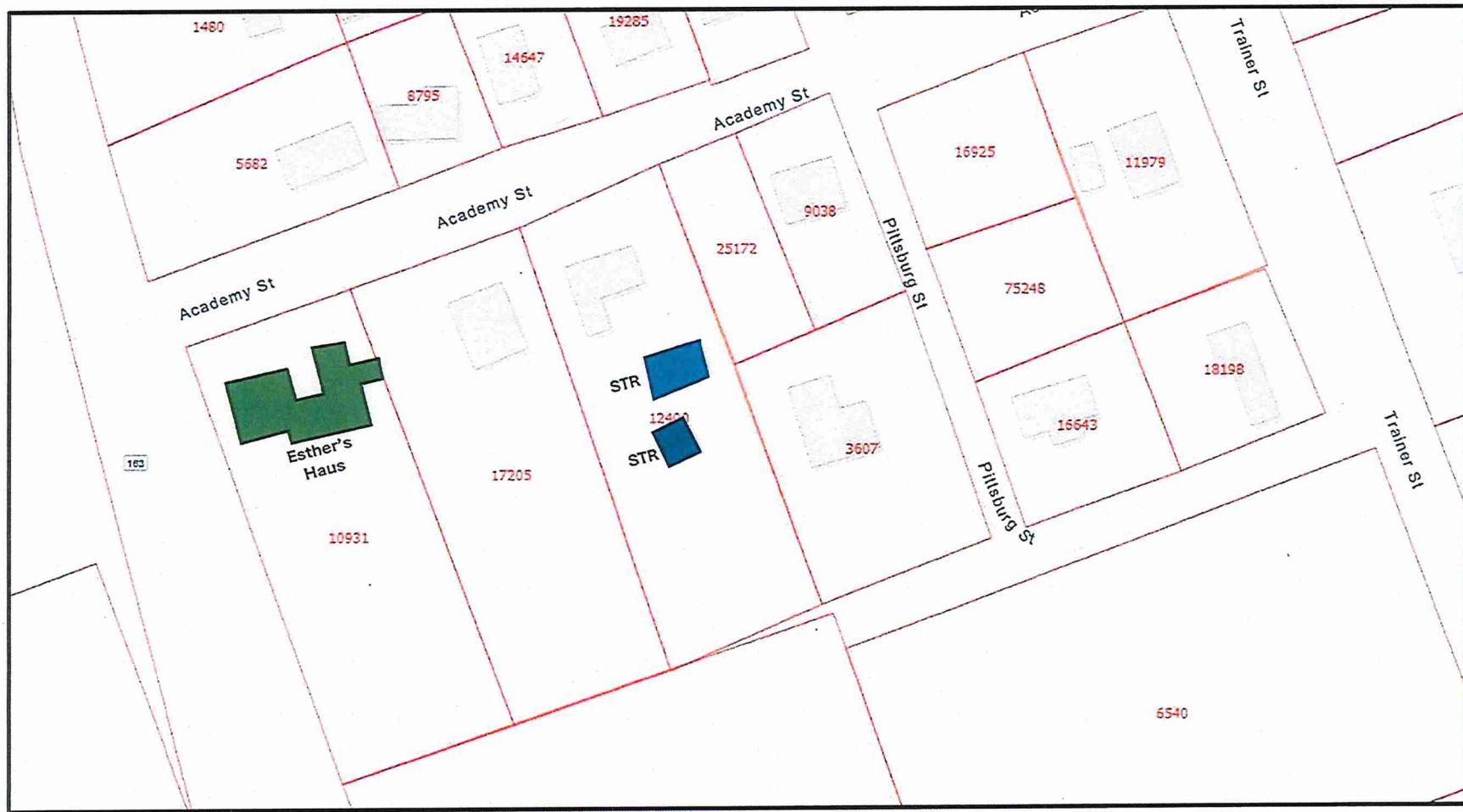
City council kicked back the STR to P&Z where it was discussed that there are already 2 STR units on the same block. P&Z two houses away on Academy. (two STRs and a long-term rental). P&Z has determined that while technically on the same "block" that the STR faces Chandler Street and is oriented towards the main road and not Academy Street where the other 2 STRs reside.

There is concern that there is a residence next to 303 Chandler and the STRs on Academy. P&Z requested that 303 Chandler place natural landscaped barriers on it's north property line to serve as a buffer between the STR and the single family residence.

FISCAL IMPACT: HOT taxes for an STR

RECOMMENDATION: P&Z recommends approval to City Council for STR on condition that the owner of the STR provides a landscaping plan to act as a natural barrier between the STR and the single family home on Academy.





SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

LOCAL CONTACT PERSON'S NAME:

Same as Section 2

ADDRESS:

APT. NUMBER:

CITY, STATE:

ZIP:

24-HOUR PHONE NUMBER:

EMAIL ADDRESS:

SECTION 4: PROPERTY INFORMATION

NAME OF SHORT-TERM RENTAL:

Esther's Haus

ADDRESS AND/OR LOCATION OF REQUEST

303 Chandler Street

PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN): Block 34, Pfl 3bura Addition
1.290 acres, Horace Eggleston Survey No. 24, Abstract No. 1 City of Blanco

EXISTING ZONING:

R2

NUMBER OF BEDROOMS:

4

OCCUPANCY LIMIT:

15

GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS:

Individual servings coffee, tea, hot chocolate, chips, crackers, pop tarts, oatmeal, cereal, popcorn

**I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.

Signature of Owner/Applicant:

Date: 8/4/25

FOR CITY USE ONLY

PERMIT #: _____

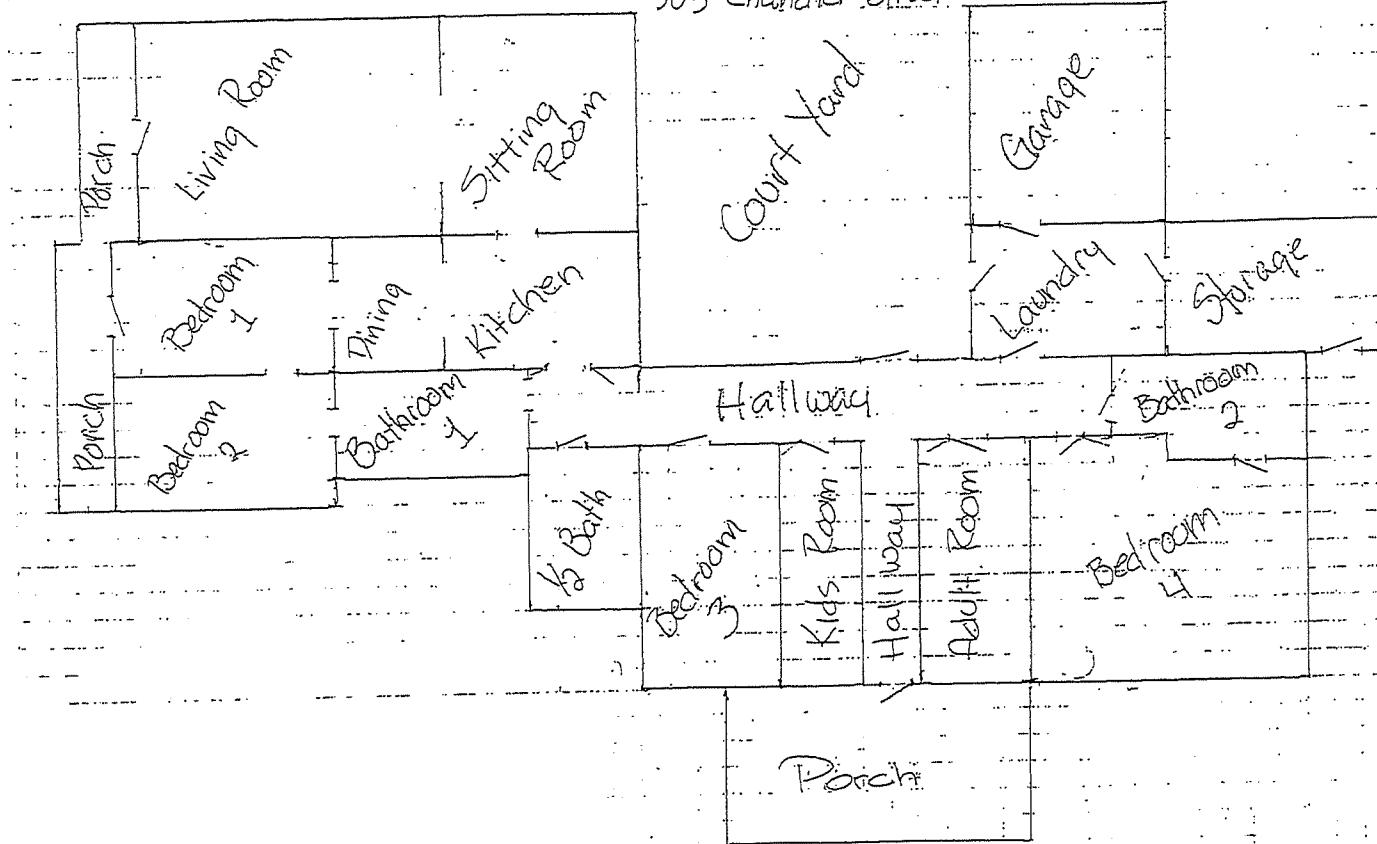
FEES:

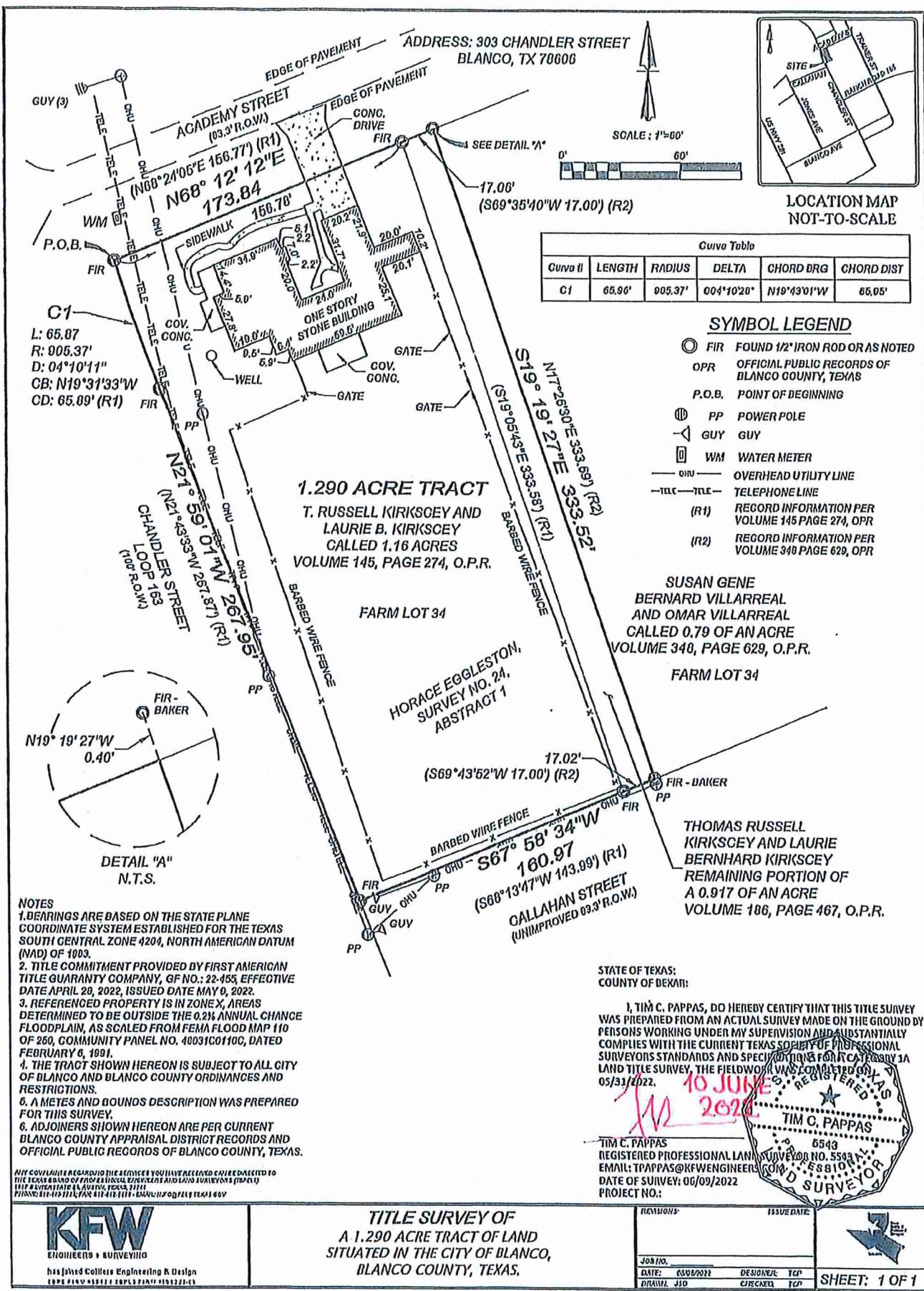
- Update Short-Term Rental List/Map
- Life Safety Inspection
- Email Financial Dept. Information

\$300 per permit; to be paid annually

Esther's Haus
303 Chandler Street

3768 Sq ft
4 Bedrooms
2 1/2 Baths





NOTES

NOTES
**1. BEARINGS ARE BASED ON THE STATE PLANE
COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS
SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM
(NAD) OF 1983.**

**2. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN
TITLE GUARANTY COMPANY, GF NO: 22-455, EFFECTIVE
DATE APRIL 20, 2022, ISSUED DATE MAY 0, 2022.**

3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 110 OF 260, COMMUNITY PANEL NO. 40031C0110C, DATED FEBRUARY 6, 1991.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF BLANCO AND BLANCO COUNTY ORDINANCES AND RESTRICTIONS.

6. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS SURVEY.
6. ADJOINERS SHOWN HEREON ARE PER CURRENT BLANCO COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

NY COMPLAINT REGARDING THE SERVICES YOU HAVE RECEIVED OR RECEIVED FROM THE TEXAS BODILY INJURY COMMISSIONERS AND LAW SURVEYORS (TBCPL) 1117 BENTON ST. AUSTIN, TX 78701-7111
PHONE: (512) 467-2111 FAX: (512) 467-2111 E-MAIL: TBCPL@AOL.COM



has joined Colliers Engineering & Design

**TITLE SURVEY OF
A 1.290 ACRE TRACT OF LAND
SITUATED IN THE CITY OF BLANCO,
BLANCO COUNTY, TEXAS.**

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100/100

ISSUEDATE:

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SHEET: 1 OF 1

10/24/25, 11:48 AM

600 Academy St - Google Maps

Google Maps

600 Academy St

Sienna, Texas

Google Street View

Sep 2023 See more dates



Image capture: Sep 2023 © 2025 Google



1/1

OLD BUSINESS

ITEM #3

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total	"Half Penny"
1987	2,121.9500	12,941.6000	2,854.6900	2,425.8100	10,281.8100	3,213.1900	2,743.4600	10,194.2500	4,450.5100	5,018.9300	10,835.9100	2,308.0900	69,390.2000	23,130.07
1988	3,297.9700	12,643.5100	3,483.3700	4,196.7100	15,823.6400	4,417.5500	4,918.8000	15,107.5600	5,419.8700	4,483.7200	17,663.5200	6,437.2500	97,893.4700	32,631.16
1989	5,786.1700	16,722.0000	5,110.3800	4,248.8800	14,521.2000	4,483.7300	5,631.9900	12,893.5000	6,471.8200	6,280.4600	11,631.7500	3,238.6200	97,020.5000	32,340.17
1990	6,859.2500	14,830.3300	6,410.5800	4,682.0000	14,695.5100	6,177.3700	6,039.9200	17,897.0700	6,551.2200	6,512.5200	15,579.3600	7,221.0900	113,456.2200	37,818.74
1991	6,526.8200	15,209.0700	5,680.4400	6,094.3000	19,422.0600	6,102.7200	6,520.4600	14,369.9000	6,958.9300	6,414.9200	13,462.8200	6,859.7600	113,622.2000	37,874.07
1992	6,465.2200	10,791.0200	8,718.4200	6,995.2900	13,620.1300	8,307.6500	8,222.8100	12,962.2700	8,927.5800	6,349.4500	14,685.6200	6,878.7600	112,924.2200	37,641.41
1993	5,644.6500	19,843.0700	5,290.4100	5,664.0600	16,514.3200	7,565.6100	7,563.8400	17,603.8800	8,413.3900	6,604.9400	16,662.5000	9,248.6100	126,619.2800	42,206.43
1994	9,688.8100	17,102.3800	7,138.3700	7,391.1100	13,217.5400	8,105.2300	11,745.7700	18,540.0400	11,089.0100	11,190.7900	19,238.6800	9,310.7900	143,758.5200	47,919.51
1995	13,685.9700	19,268.4200	11,080.3100	11,489.4400	20,452.5900	8,964.1000	11,594.5200	19,451.1000	10,727.9900	11,869.2500	20,243.3500	10,487.2200	169,314.2600	56,438.09
1996	12,071.9800	20,711.5500	13,440.9600	12,424.9100	14,540.1700	17,578.6400	12,271.8000	17,000.7000	17,852.5900	14,063.4400	19,419.2700	11,357.2000	182,733.2100	60,911.07
1997	10,678.5800	22,127.6100	12,207.8200	13,404.3800	16,969.8800	13,565.3800	11,953.2600	17,683.9500	18,244.3000	10,749.2600	21,249.2200	12,892.8800	181,726.5200	60,575.51
1998	13,139.0200	23,642.4800	14,161.5800	12,095.0400	18,824.8000	19,379.4300	14,002.9200	27,313.3600	14,456.6500	11,788.8200	23,843.8400	14,289.7900	206,937.7300	68,979.24
1999	13,880.1400	26,365.5500	10,634.1400	20,577.1400	22,980.1300	15,788.0600	15,546.2900	28,020.7500	17,606.2800	15,694.4200	23,663.9100	22,186.4000	232,943.2100	77,647.74
2000	18,163.0400	23,278.3500	17,562.9400	17,400.5300	25,138.7300	13,683.6300	17,972.2600	33,605.8900	14,727.5400	19,107.1100	23,921.7400	16,141.0900	240,702.8500	80,234.28
2001	17,032.5100	23,852.4800	11,734.1900	15,578.2300	22,134.9700	16,634.8100	17,298.0100	26,591.9100	19,617.0400	17,803.5500	29,121.8400	16,441.2300	233,840.7700	77,946.92
2002	16,486.1500	25,231.7400	16,084.4100	15,016.6000	23,297.2000	17,126.2500	17,153.6800	24,054.1000	16,864.6200	16,945.2900	24,820.5900	14,693.8800	227,774.5100	75,924.84
2003	16,928.3600	23,593.7300	16,183.5700	13,909.3200	24,539.6600	20,637.7400	21,450.4300	28,385.8100	20,810.2500	19,029.6200	29,457.8000	17,248.2300	252,174.5200	84,058.17
2004	18,656.0500	26,616.9900	21,009.7500	14,380.5100	29,804.0400	18,442.6900	18,265.2100	25,806.1700	21,258.8900	18,351.4500	29,796.7600	17,752.2500	260,140.7600	86,713.59
2005	18,732.2700	25,591.3800	24,476.1500	16,100.2100	29,002.5700	18,351.3100	18,994.7600	31,896.3000	31,603.7100	26,944.1500	30,677.9300	17,526.9000	289,897.6400	96,632.55
2006	17,739.6400	33,168.8600	19,309.2200	18,248.4000	33,195.6100	21,913.0800	23,552.9700	36,620.5600	23,318.9600	27,418.7500	37,870.0800	21,479.2200	313,835.3500	104,611.78
2007	20,197.6900	37,022.3100	19,501.6300	27,401.1700	34,611.4000	20,783.3000	19,648.8100	37,839.1100	24,163.7800	20,018.7500	36,829.7000	24,230.5600	322,248.2100	107,416.07
2008	21,854.0600	35,788.5400	23,436.9800	19,304.5700	35,479.8700	24,758.1700	22,915.8700	37,290.8300	25,865.5600	24,660.0200	30,701.5000	25,006.1200	327,062.0900	109,020.70
2009	22,147.1200	36,531.0100	20,874.4600	21,070.9100	33,481.5200	24,779.0600	22,969.1800	41,460.2500	22,176.5800	19,489.6600	34,125.2800	20,875.8900	319,980.9200	106,660.31
2010	20,698.3700	36,473.6500	20,232.0800	18,110.9500	40,005.3300	26,118.5900	25,795.2900	38,063.9700	24,162.3800	24,489.5300	35,899.9800	25,616.0500	335,666.1700	111,888.72
2011	25,198.9300	35,009.3000	29,165.2900	23,280.9700	37,258.8200	25,750.0700	26,873.7400	43,703.4800	27,441.7200	25,913.5400	40,298.4500	27,051.0400	366,945.3500	122,315.12
2012	27,941.5200	38,449.5000	22,264.5700	24,498.3000	39,699.1600	29,869.8900	28,964.2800	41,271.7700	28,305.5500	27,162.9000	37,187.3000	19,243.5600	364,858.3000	121,619.43
2013	26,936.6300	41,789.4500	25,154.7300	25,577.8800	38,533.2000	28,925.7900	30,748.5700	44,363.5800	31,270.6000	28,274.6700	39,313.6300	28,687.7100	389,576.4400	129,858.81
2014	30,216.9300	53,224.5800	28,474.9500	27,926.6400	45,007.9900	32,549.8800	29,531.8000	47,201.5400	39,917.1400	35,802.2400	44,603.6300	35,668.5100	450,125.8300	150,041.94
2015	33,575.9000	54,558.0200	30,779.6800	29,997.1400	45,731.5600	35,521.5700	33,447.4900	44,209.3000	40,933.4400	36,627.5200	49,882.6700	37,623.2500	472,887.5400	157,629.18
2016	36,695.2400	50,370.6800	33,762.6300	33,361.4800	55,605.8200	36,981.4000	37,300.4600	54,602.7800	39,110.6400	36,438.0000	53,925.3400	37,470.5800	505,625.0500	168,541.68
2017	39,381.5100	53,836.9000	35,955.6200	35,186.4600	54,357.8600	37,917.8700	39,951.3300	55,395.7700	43,990.8900	36,380.6900	49,190.3300	34,475.1400	516,020.3700	172,006.79
2018	48,527.0000	53,091.5100	43,998.2500	40,683.9000	61,869.5800	43,125.9100	51,249.4300	57,859.2100	41,735.3500	43,888.8300	55,927.1800	45,257.0900	587,213.2400	195,737.75
2019	45,862.9000	60,426.3100	38,329.4100	39,770.2300	53,198.8300	48,291.7400	52,002.3700	62,378.9700	55,624.2400	49,058.9800	63,817.0600	54,025.2500	622,786.2900	207,595.43
2020	50,218.7200	69,404.8900	44,047.7100	51,889.9000	82,566.4800	63,991.6000	60,538.4800	96,007.0100	77,848.2800	70,136.4200	84,999.2200	71,341.5900	822,990.3000	274,330.10
2021	62,776.6800	79,635.7500	51,658.0900	45,075.7500	87,679.9200	68,023.3200	73,569.8100	87,815.6300	72,394.3800	65,477.6100	89,653.7700	73,529.8700	857,290.5800	285,763.53
2022	70,834.3300	100,171.9900	64,079.2300	59,608.3400	96,479.9000	77,603.7000	79,572.5400	95,247.7000	74,483.5200	77,515.2600	92,724.5600	77,244.4400	965,565.5100	321,855.17
2023	84,019.8900	95,226.5600	77,279.6400	67,266.6100	101,754.1000	76,394.9600	81,574.7700	102,923.8100	82,036.3000	83,380.3900	91,413.3100	78,660.3700	1,021,930.7100	340,643.57
2024	83,167.7800	114,134.8800	71,363.2900	71,887.1300	103,845.4000	108,848.7300	88,901.5200	100,146.0100	89,596.6900	85,101.3100	97,445.7700	119,903.5500	1,134,342.0600	378,114.02
2025	87,913.4800	134,243.7200	75,825.4500	73,589.0800	101,865.2100	96,277.5100	94,787.8600	104,879.9100	109,905.9100	91,320.5300	97,400.2400	91,887.0500	1,159,895.9500	386,631.98
2026	87,473.2200	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	87,473.2200	-

5,069,905.62

City of Blanco

Annual Sales Tax Dollars Collected by Year

Year	City of Blanco Sales Tax 1.5%	% Increase Previous Year	Blanco ESD2 Sales Tax 1.0%	% Increase Previous Year	Blanco Library Sales Tax .50%	% Increase Previous Year
1998	206,937.73					
1999	232,943.21	12.57%				
2000	240,702.85	3.33%				
2001	233,840.77	-2.85%				
2002	227,774.51	-2.59%				
2003	252,174.52	10.71%				
2004	260,140.76	3.16%				
2005	289,897.64	11.44%				
2006	313,835.35	8.26%				
2007	322,248.21	2.68%				
2008	327,062.09	1.49%				
2009	319,980.92	-2.17%				
2010	335,666.17	4.90%				
2011	366,945.35	9.32%				
2012	364,858.30	-0.57%				
2013	389,576.44	6.77%				
2014	450,125.83	15.54%				
2015	472,887.54	5.06%				
2016	505,625.05	6.92%	49,200.76		94,040.60	
2017	516,020.37	2.06%	90,459.66	83.86%	131,254.27	39.57%
2018	587,213.24	13.80%	111,405.24	23.15%	142,465.72	8.54%
2019	622,786.29	6.06%	153,311.27	37.62%	188,033.61	31.99%
2020	822,990.30	32.15%	230,268.10	50.20%	273,888.81	45.66%
2021	857,290.58	4.17%	469,643.49	103.96%	358,749.25	30.98%
2022	965,565.51	12.63%	306,593.92	-34.72%	289,959.52	-19.17%
2023	1,021,930.71	5.84%	334,876.69	9.22%	308,212.80	6.30%
2024	1,134,342.06	11.00%	373,119.44	11.42%	331,933.96	7.70%
	12,641,362.30		2,118,878.57		2,118,538.54	

Year	Total Sales Tax Revenue	City of Blanco - % of Total	ESD2 - % of Total	Blanco Library - % of Total
2016	648,866.41	78%	8%	14%
2017	737,734.30	70%	12%	18%
2018	841,084.20	70%	13%	17%
2019	964,131.17	65%	16%	20%
2020	1,327,147.21	62%	17%	21%
2021	1,685,683.32	51%	28%	21%
2022	1,562,118.95	62%	20%	19%
2023	1,665,020.20	61%	20%	19%
2024	1,839,395.46	62%	20%	18%

City of Blanco

Annual Sales Tax Dollars as a Percentage
of Total City Revenue by Year

Year	Total City Revenue	Total Sales Tax Revenue	% of Total City Revenue
2009	2,199,000.00	319,980.92	15%
2010	2,109,000.00	335,666.17	16%
2011	2,115,000.00	366,945.35	17%
2012	2,281,000.00	364,858.30	16%
2013	2,577,000.00	389,576.44	15%
2014	2,467,000.00	450,125.83	18%
2015	2,643,000.00	472,887.54	18%
2016	2,887,000.00	505,625.05	18%
2017	3,031,243.00	516,020.37	17%
2018	3,273,686.00	587,213.24	18%
2019	4,002,000.00	622,786.29	16%
2020	3,910,000.00	822,990.30	21%
2021	4,064,091.00	857,290.58	21%
2022	4,583,388.00	965,565.51	21%
2023	5,340,197.00	1,021,930.71	19%

City of Blanco
Impact of Reversing 1987 Ordinance
Sales Tax Abatement of .005%

NOTES

Adjusted current year taxable value \$ 373,172,076 *Line 32 on 2025 Tax Rate Calculation Worksheet - BCAD*

City of Blanco 2024 Sales Tax \$ 1,134,342 *From data received from Municipal Advisory Council of Texas (MAC) - Laura Slaughter*
.005% Portion of 2024 Sales Tax \$ 378,114 *Sales Tax divided by 3 (City, Library, ESD2)*

0.0010132 0.0005000

Assessed Value of Home \$ 300,000.00 \$ 300,000.00
Potential impact on assessed value \$ 303.97 150

Assessed Value of Home \$ 400,000.00 \$ 400,000.00
Potential impact on assessed value \$ 405.30 200

Assessed Value of Home \$ 500,000.00 \$ 500,000.00
Potential impact on assessed value \$ 506.62 250

OLD BUSINESS

ITEM #4